

Send tax notice to:

JOHN HURST and CATHERINE HURST
~~120 BRAXTON WAY~~
~~PELHAM, AL 35124~~

John Hurst
3202 Manitoba Dr, Lake Ridge, VA 22192

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Two Hundred Seventy Thousand and 00/100 (\$270,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **PEGGY S. RHODES, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JOHN HURST and CATHERINE HURST**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 93, ACCORDING TO THE SURVEY OF STRATFORD PLACE, FINAL PLAT, PHASE II, AS RECORDED IN MAP BOOK 12, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PEGGY S. RHODES IS ONE AND THE SAME PERSON AS PEGGY SUE THORNTON RHODES.

THE POWER OF ATTORNEY BEING UTILIZED TO EXECUTE THIS DEED IS FILED OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA INSTR: 20190614000211510, ON JUNE 14, 2019.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 26th day of January, 2024.

Peggy S. Rhodes
PEGGY S. RHODES

BY: *Bobby Glen Rhodes - Attorney in fact*
BOBBY GLEN RHODES, ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that PEGGY S. RHODES, BY BOBBY GLEN RHODES, ATTORNEY-IN-FACT is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he, in his capacity of Attorney-in-Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 2024.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



