

SEND TAX NOTICE TO:
Rachel Camille Youngpeter
192 Hidden Trace Court
Montevallo, AL 35115

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY THOUSAND AND 00/100 (\$240,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hunter James Nabors, an unmarried man, and James Timothy Nabors, an unmarried man,** whose address is 287 Amber Ave. Catera, AL 35040, (hereinafter "Grantor", whether one or more), by **Rachel Camille Youngpeter**, whose address is 192 Hidden Trace Court Montevallo, AL 35115, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Rachel Camille Youngpeter**, as sole owner, the following described real estate situated in Shelby County, Alabama, the address of which is **192 Hidden Trace Court, Montevallo, AL 35115 to-wit:**

Lot 24, according to the Map of The Lakes at Hidden Forest Phase 4, as recorded Map Book 53, Page 29A, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$192,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of February, 2024.

Hunter James Nabors
Hunter James Nabors

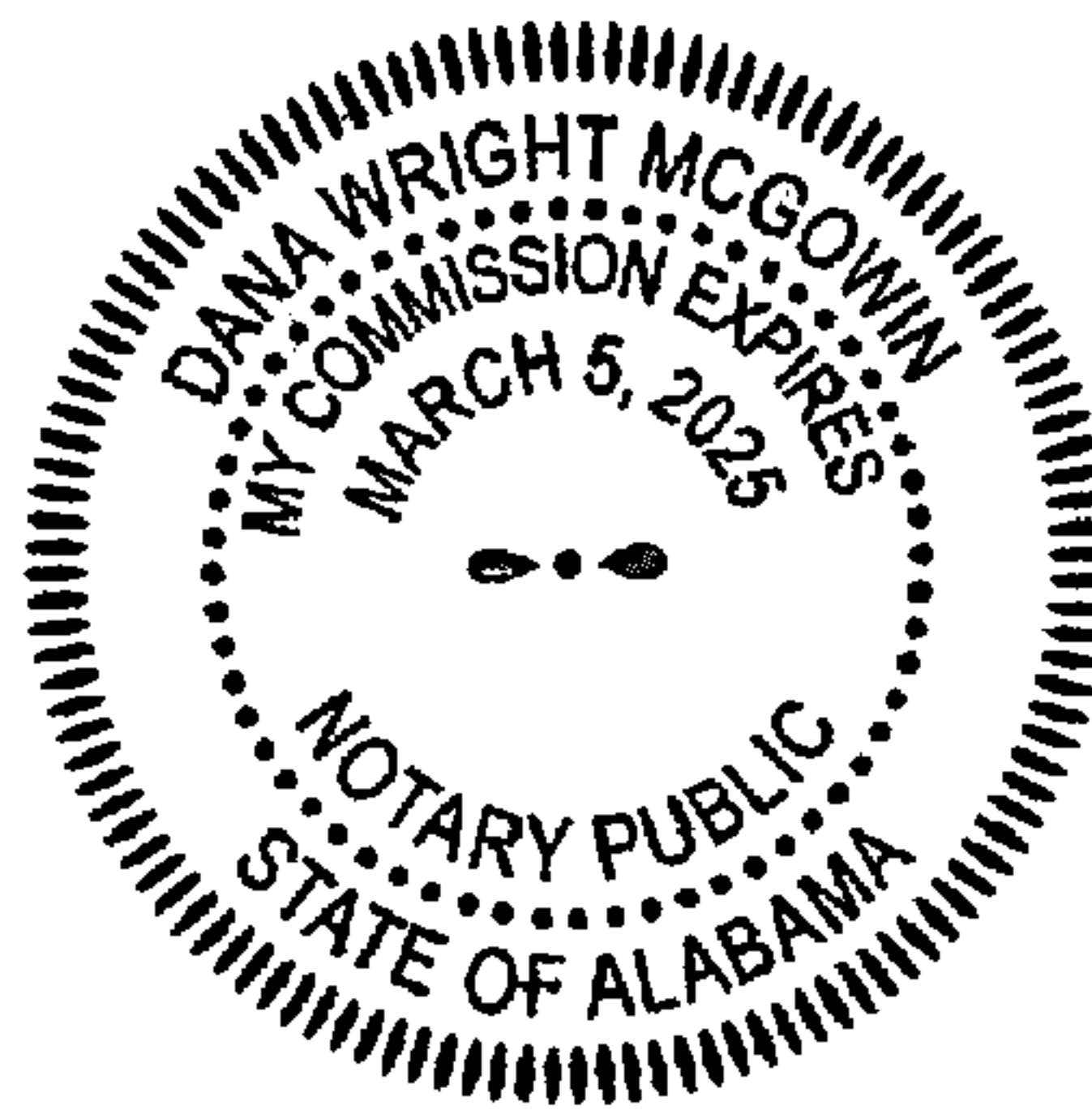
James Timothy Nabors by Hunter Nabors, his attorney in fact
James Timothy Nabors by Hunter James Nabors, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Hunter James Nabors and James Timothy Nabors by Hunter James Nabors, attorney-in-fact, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he capacity as such attorney-in-fact, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February, 2024.

[Signature]
Notary Public
My Commission Expires: 3/5/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/29/2024 01:24:03 PM
\$73.00 BRITTANI
20240229000053320

Allie S. Boyd