

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:
308 Forest Lakes Drive
Stennis, AL 35147

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Two Hundred Fifty Thousand Five Hundred and 00/100 (\$250,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **PATRICK HUGHES**, a Married person, in hand paid by the GRANTEE(S), **JON COOPER WHITE** and **LAUREN OLIVIA PLAIA**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said 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 Shelby County, Alabama, to wit:

LOT 623, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 12, AS RECORDED IN MAP BOOK 34 AT PAGE 3 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

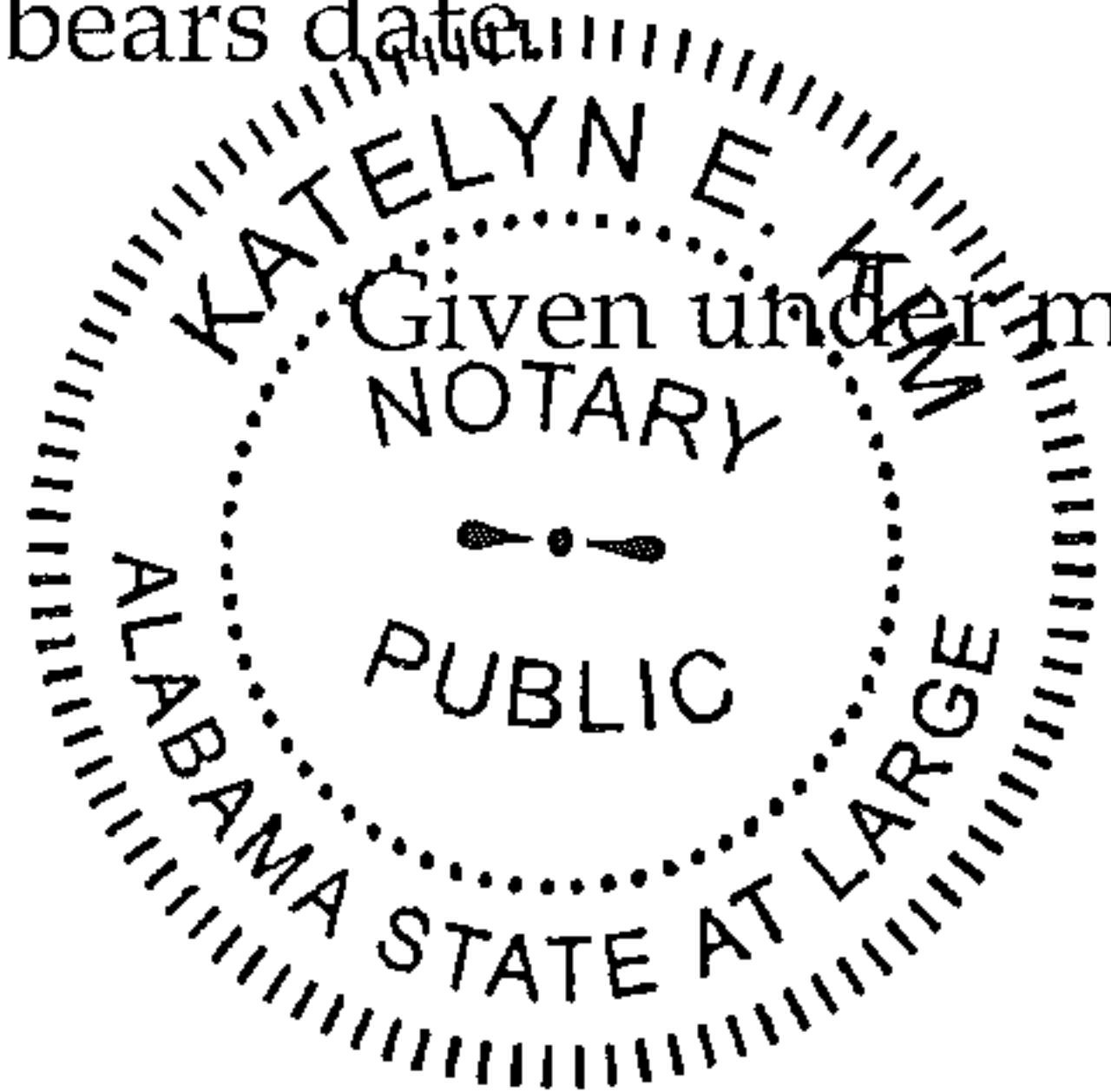
Prior Deed Reference: Instrument No. 20131230000496320.

Easement granted to Alabama Power Company recorded in Book 126, Page 191, Book 126, Page 323 and Book 236, Page 829, in the Office of the Judge of Probate of Shelby County, Alabama.

Utility Easements as shown by recorded plat, including 8 feet along Forest Lakes Drive.

Easement granted to Shelby County recorded in Instrument No. 1993-03955; 1993-03957; 1993-03959, 1993-03960; 1993-03961; 1993-03965 and

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **PATRICK HUGHES** 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, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 22nd day of July, 2024.

Katelyn Kim
NOTARY PUBLIC
My Commission Expires: 12/02/2025

Address of Grantee:
302 Forest Lakes Drive
Sterrett, AL 35147

Address of Grantor:
246 Manhattan Lakes
Columbiana, AL 35051

Property Address:
302 Forest Lakes Drive
Sterrett, AL 35147

Real Value: \$250,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2024 09:33:26 AM
\$29.00 LAURA
20240724000227270

Allie S. Bayl