

**SEND TAX NOTICE TO:**

Kelly Marie Young and Jordan Matthew Young  
1344 North Wynlake Drive  
Alabaster, AL 35007

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 **FOUR HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$435,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Reginald D. Hunt and Olivia S. Pruitt, husband and wife**, whose address is 150 Brier Valley Dr. Meridianville, AL 35759 (hereinafter "Grantor", whether one or more), by **Kelly Marie Young and Jordan Matthew Young**, whose address is 1344 North Wynlake Drive Alabaster AL. 35007 (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 **Kelly Marie Young and Jordan Matthew Young, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1344 North Wynlake Drive, Alabaster, AL 35007 to-wit:**

**Lot 209, according to the Amended Plat of Wynlake Subdivision, Phase 5, as recorded in Map Book 40, Page 125, 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 \$427,121.00 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 22nd day of October, 2024.

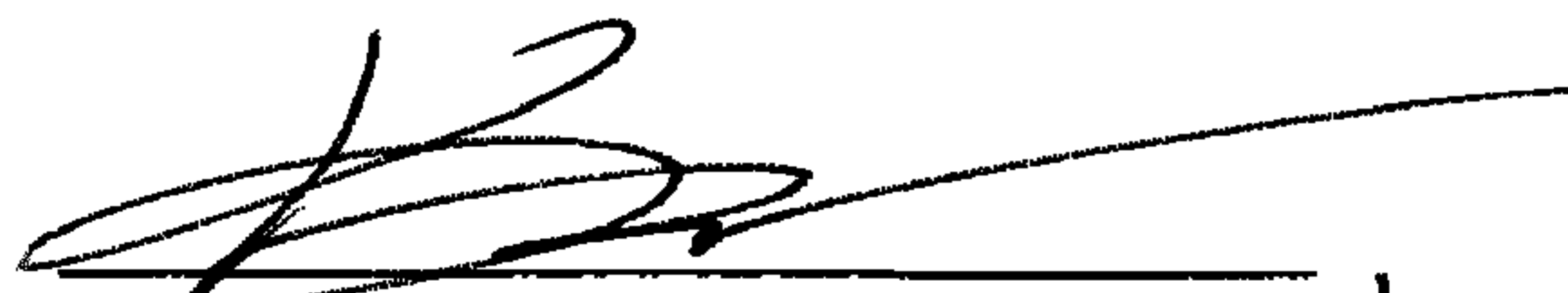
  
**Reginald D. Hunt**

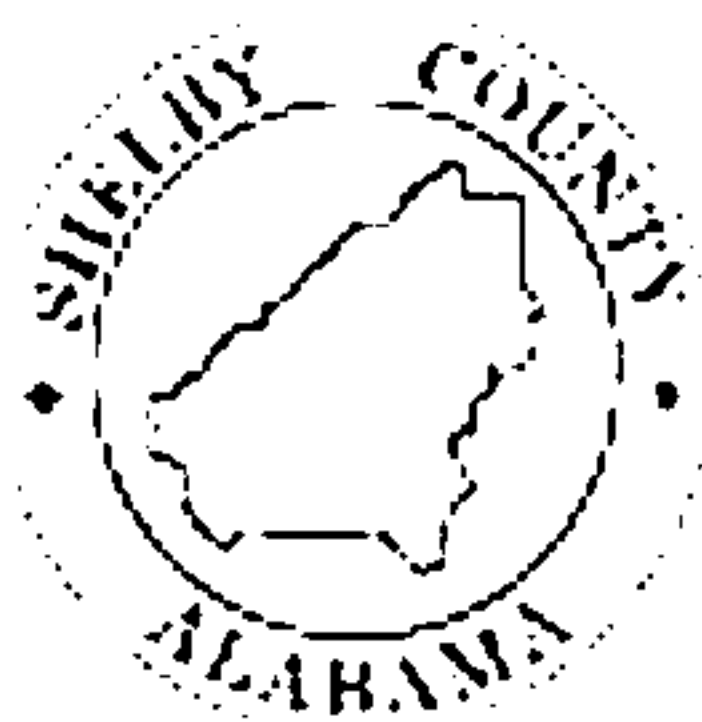
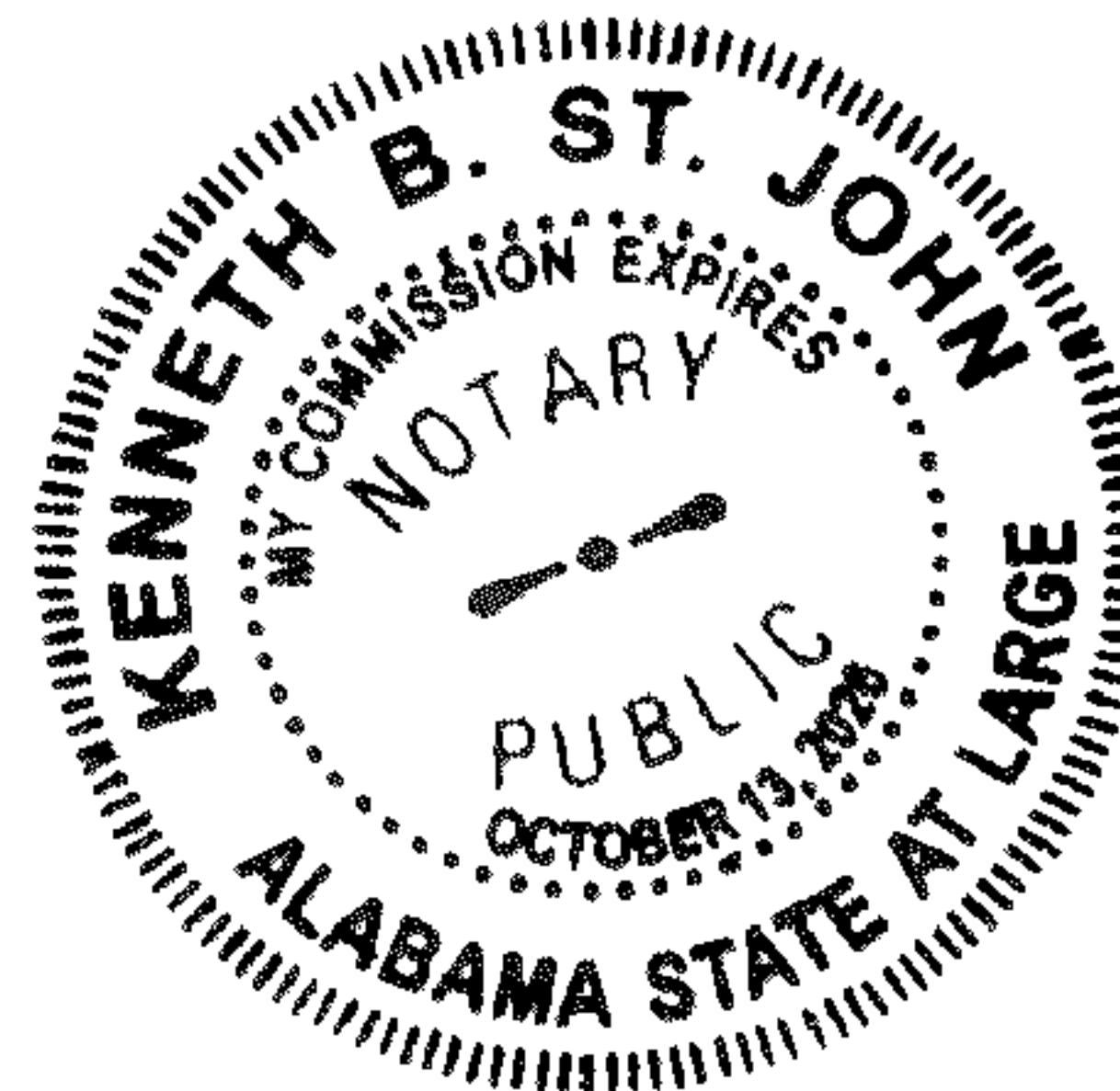
  
**Olivia S. Pruitt**

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Reginald D. Hunt and Olivia S. Pruitt whose names are signed to the foregoing conveyance, and who 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 October, 2024.

  
 Notary Public : **Kenneth B. St. John**  
 My Commission Expires: **10/13/2026**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/22/2024 03:20:45 PM  
 \$33.00 PAYGE  
 20241022000331350

*Allie S. Bayl*