

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Jason Hudgins
562 18th Street
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF ~~COOCH~~ ^{Shelby}) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND and 00/100 Dollars (\$285,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, STEVEN SCOTT PEMBERTON and JENNIFER L. PEMBERTON, husband and wife, (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto JASON HUDGINS, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

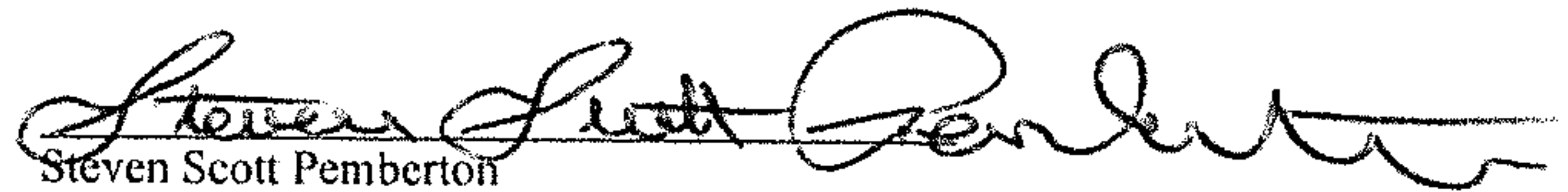

Lot 3 and 4, Block 72 according to Dunstan's Map of Calera, Alabama being situated in Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and Use restrictions.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the Grantor does for himself/herself/themselves and for his/her/their successors and assigns covenant with the said Grantee, his heirs and assigns, that he/she/they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that he/she/they have a good right to sell and convey the same as aforesaid; that he/she/they will, and his/her/their successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, We hereunto set our hand and seal on this the 3rd day of February, 2025.

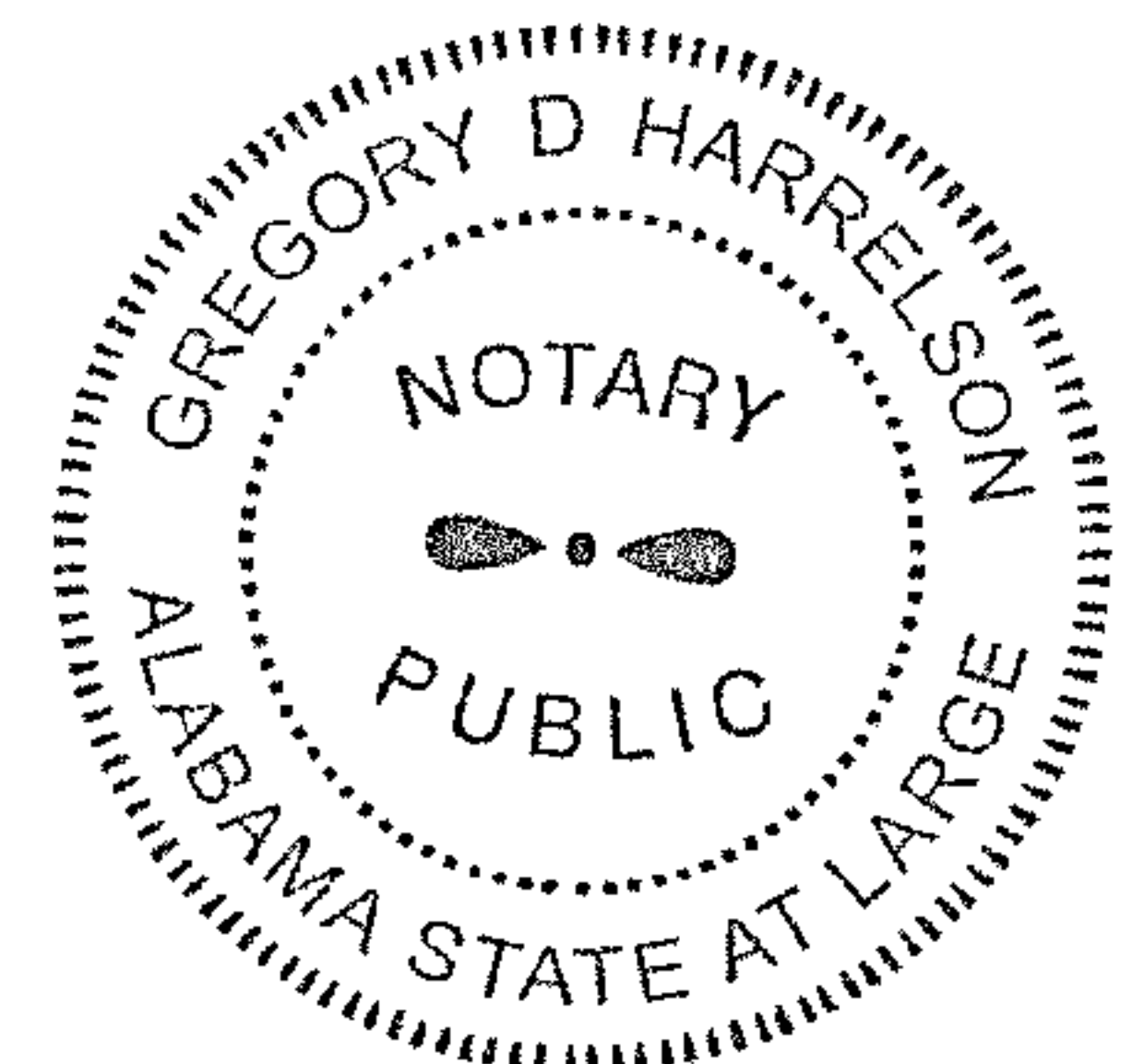

Steven Scott Pemberton

Jennifer L. Pemberton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Steven Scott Pemberton and Jennifer L. Pemberton, 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 the 3rd day of February, 2025.


NOTARY PUBLIC
My Commission Expires 8/21/27





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2025 01:13:35 PM
\$310.00 PAYGE
20250203000032680

Real Estate Sales Validation Form

Ann S. Byrd

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Steven Scott Pemberton
Mailing Address Jennifer L Pemberton
1355 County Rd 8
Jemison, AL 35085

Grantee's Name Jason Hudgins
Mailing Address 220 Hampton Dr
Calera, AL 35040

Property Address 562 18th St
Calera, AL 35040

Date of Sale 02/03/2025

Total Purchase Price \$ 285,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/3/2025

Print Jason Hudgins

Unattested _____

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1