

**SEND TAX NOTICE TO:**

Benjamin J. Huffman and Candice Huffman  
1812 Southview Circle  
Hoover, AL 35244

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 **THREE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$399,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher D. Brown, an unmarried man**, whose address is 3235 Overton Manor Drive, Vestavia Hills, AL 35243, (hereinafter "Grantor", whether one or more), by **Benjamin J. Huffman and Candice Huffman**, whose address is 19631 Atherton Bend Lane, Cypress, TX 77429, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 1812 Southview Circle, Hoover, AL 35244**, to-wit:


**Lot 12, according to the Survey of Southpointe Eighth Sector, as recorded in Map Book 15, Page 109, in the Office of the Judge of Probate 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 \$268,000.00 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 14th day of February, 2025.

  
**Christopher D. Brown**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

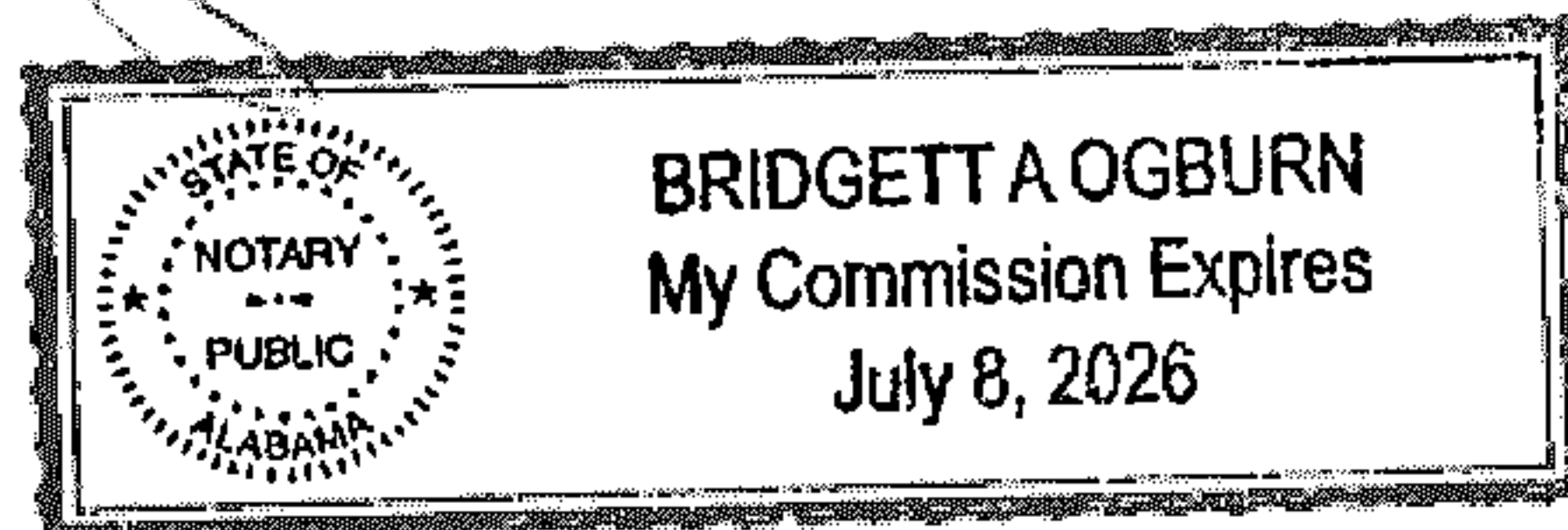
I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher D. Brown whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2025.



Notary Public

My Commission Expires:



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/18/2025 11:45:29 AM**  
**\$156.00 BRITTANI**  
**20250218000047630**

