

SEND TAX NOTICE TO:
Colton Taylor and Sydni Taylor
4335 Old Cahaba Parkway
Helena, AL 35080

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 FORTY THOUSAND AND 00/100 (\$340,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cody David Hubbard and Whitney Yvonne Hubbard, a married couple**, whose address is 4056 County Road 177, Cusseta, AL 36852, (hereinafter "Grantor", whether one or more), by **Colton Taylor and Sydni Taylor**, whose address is 4335 Old Cahaba Parkway, Helena, AL 35080, (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 **Colton Taylor, and Sydni Taylor, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4335 Old Cahaba Parkway, Helena, AL 35080 to-wit:**

Lot 2264, according to the Survey of Riverbend at Old Cahaba, as recorded in Map Book 44, Page 55, in the Probate Office of Shelby County, Alabama.

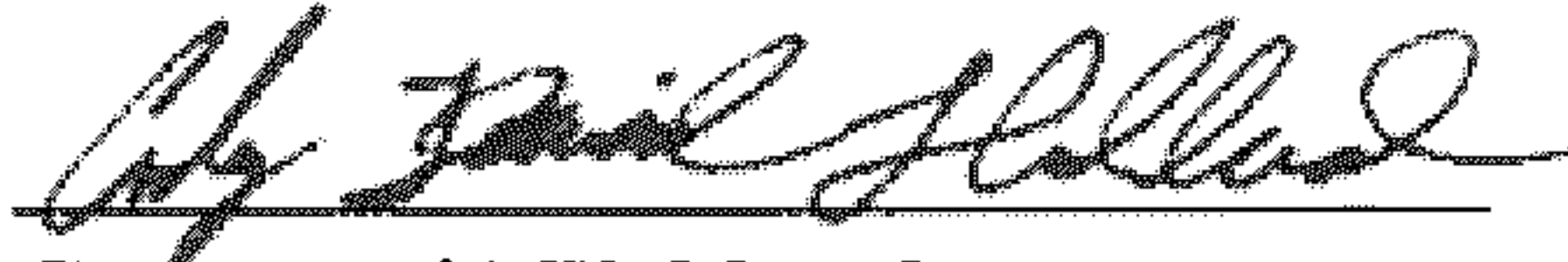
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Cody D. Hubbard, and Whitney Y. Hubbard, the grantee in deed recorded in Inst #20190715000251610, is one and the same person as Cody David Hubbard, and Whitney Yvonne Hubbard.

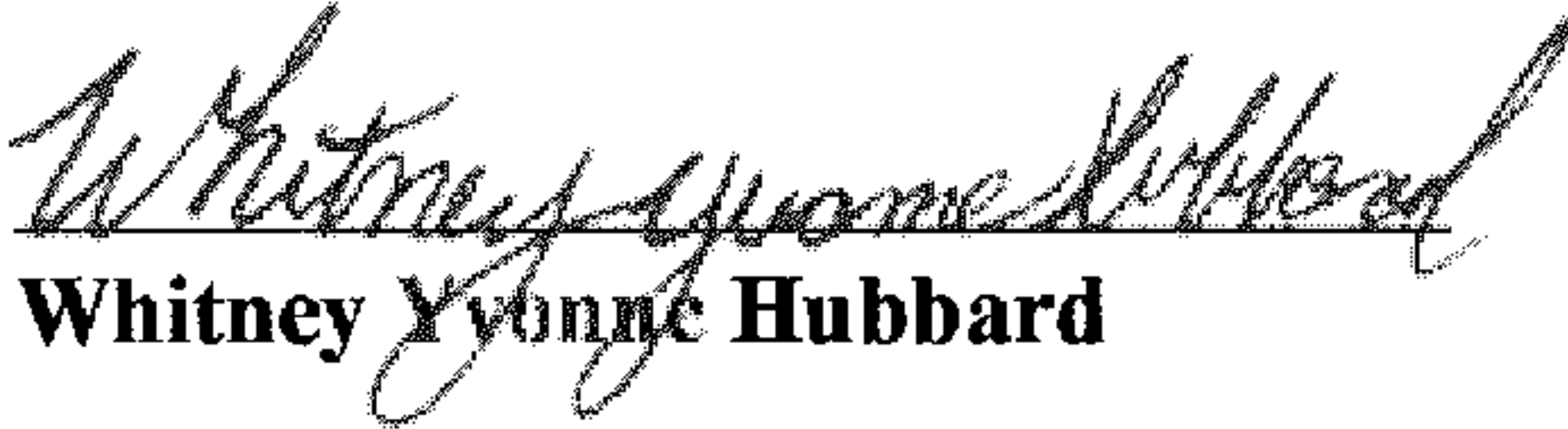
Subject to a third-party mortgage in the amount of ~~\$1,000.00~~ executed and recorded simultaneously herewith.
\$272,000.00

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 28th day of February, 2025.



Cody David Hubbard

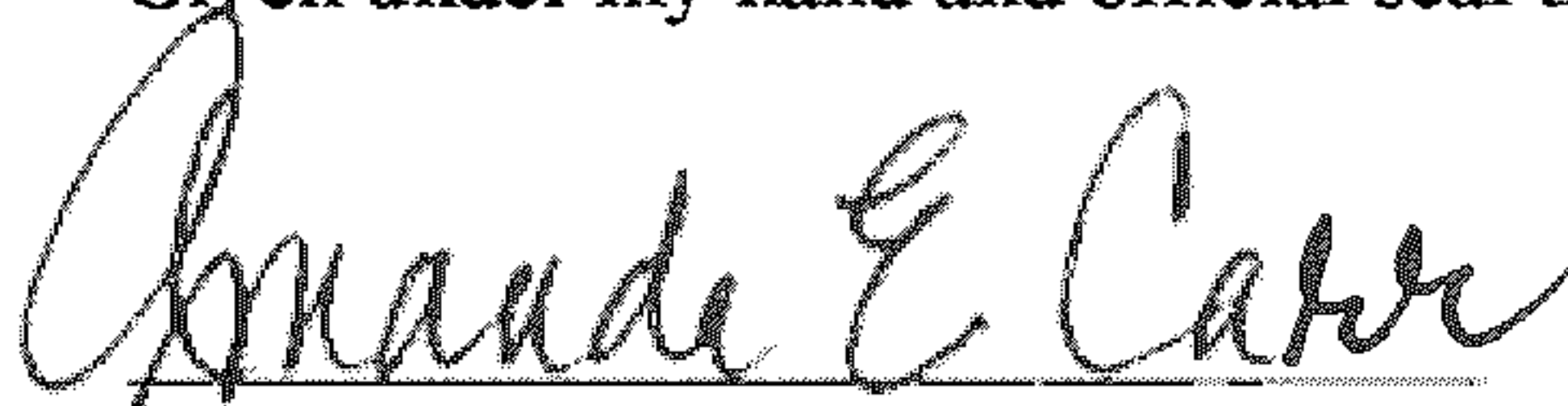


Whitney Yvonne Hubbard

STATE OF ALABAMA
COUNTY OF JEFFERSON

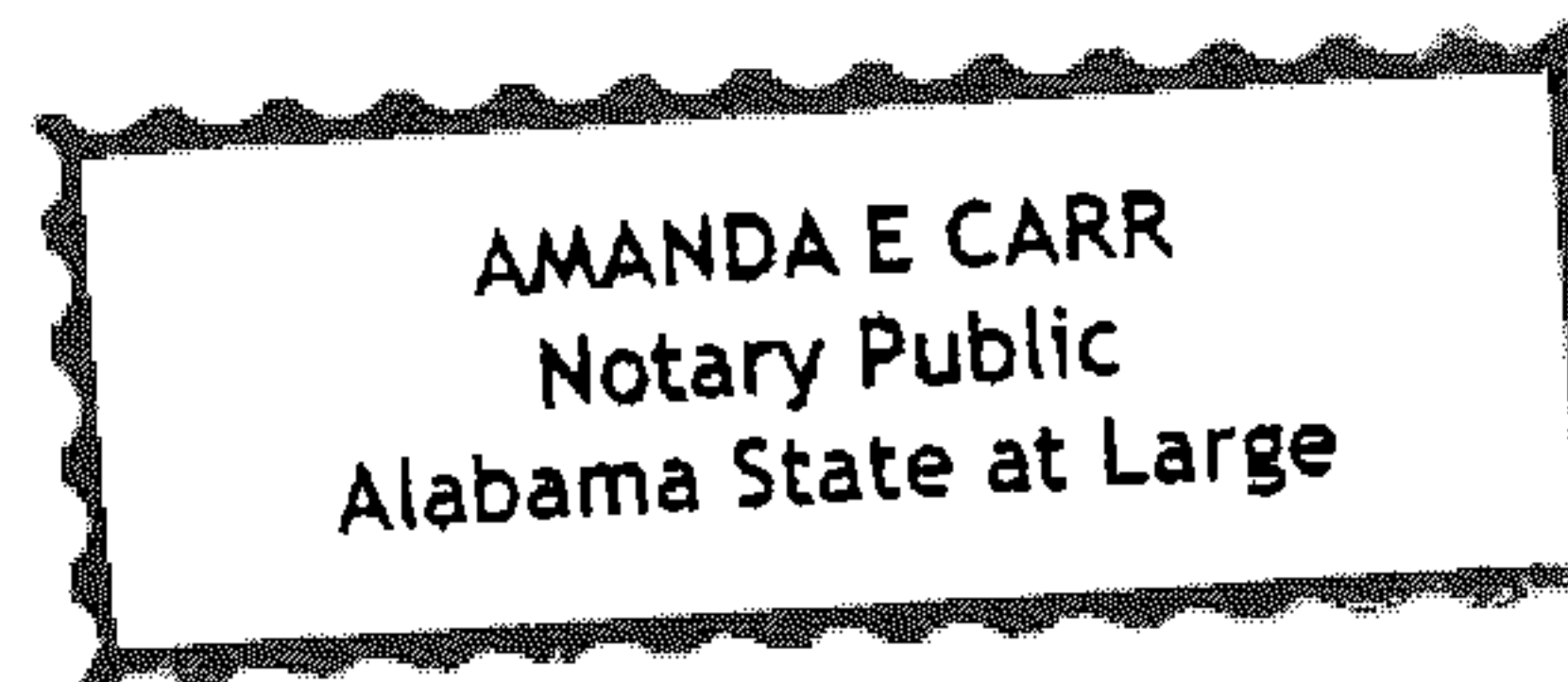
I, the undersigned Notary Public in and for said County and State, hereby certify that Cody David Hubbard and Whitney Yvonne Hubbard whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of February, 2025.

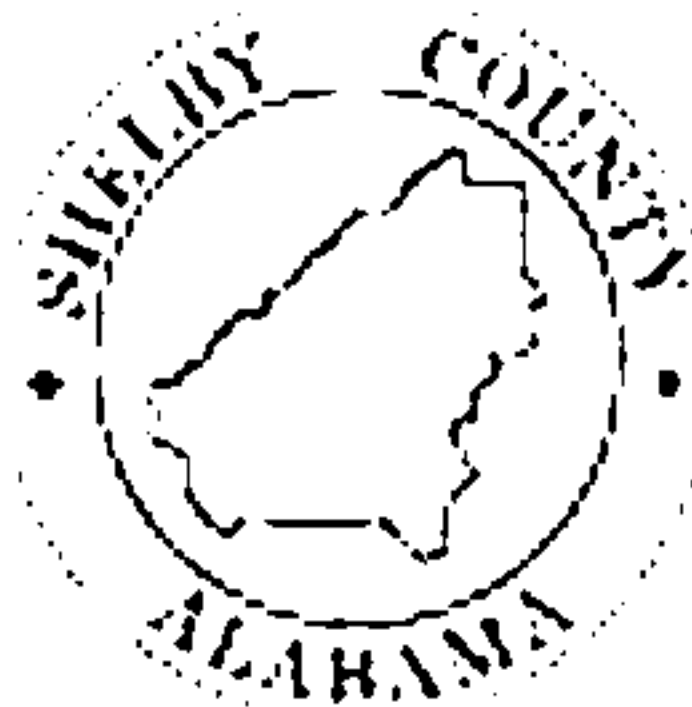


Notary Public

My Commission Expires: 6/9/26



My Commission Expires
June 9, 2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2025 08:55:36 AM
\$95.00 JOANN
20250304000063690

