

SEND TAX NOTICE TO:

Laura D. Hancock
611 Crosscreek Trail
Pelham, AL 35124

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 SIXTEEN THOUSAND AND 00/100 (\$316,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Luther Scott Ray, a married man, and Erica Hudson, a married woman**, whose address is 504 Camden Cove Circle, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Laura D. Hancock**, whose address is 611 Crosscreek Trail, Pelham, AL 35124 (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, **Laura D. Hancock**, the following described real estate situated in Shelby County, Alabama, **the address of which is 611 Crosscreek Trail, Pelham, AL 35124 to-wit:**

Lot 12 Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, Page 82, in the Probate Office of Shelby County, Alabama.

SOURCE OF TITLE: Instrument No. 20230213000038480

The subject property conveyed herein does not constitute the homestead of the Grantor, Luther Scott Ray, nor the homestead of his respective spouse.

The subject property conveyed herein does not constitute the homestead of the Grantor, Erica Hudson, nor the homestead of her respective spouse.

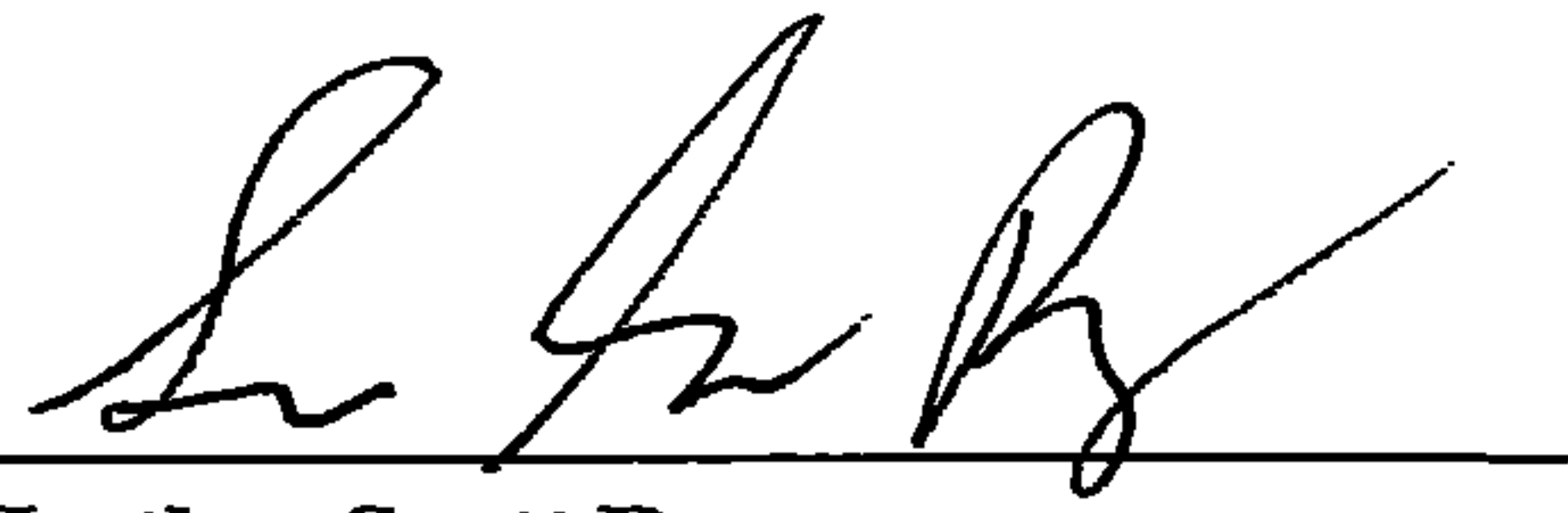
The undersigned Grantor(s), Luther Scott Ray and Erica Hudson, having personal knowledge, hereby state and affirm as follows: Our Father, Donald Lee Jones (deceased), having died on or about December 12, 2021, was the surviving grantee of that certain prior deed recorded on 03/02/1977 in **Deed Book 304 Page 31 as Instrument No. 19770302000019110**, in the Probate Office of Shelby County, Alabama. Our Mother, Hedy K. Jones (deceased), who was also listed as a joint grantee in the aforementioned deed, died on or about July 17, 2018. Our parents, Donald Lee Jones and Hedy K. Jones were husband and wife at the time of death of our Mother, Hedy K. Jones, and there were no decrees of divorce or annulment issued during their marriage.

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.

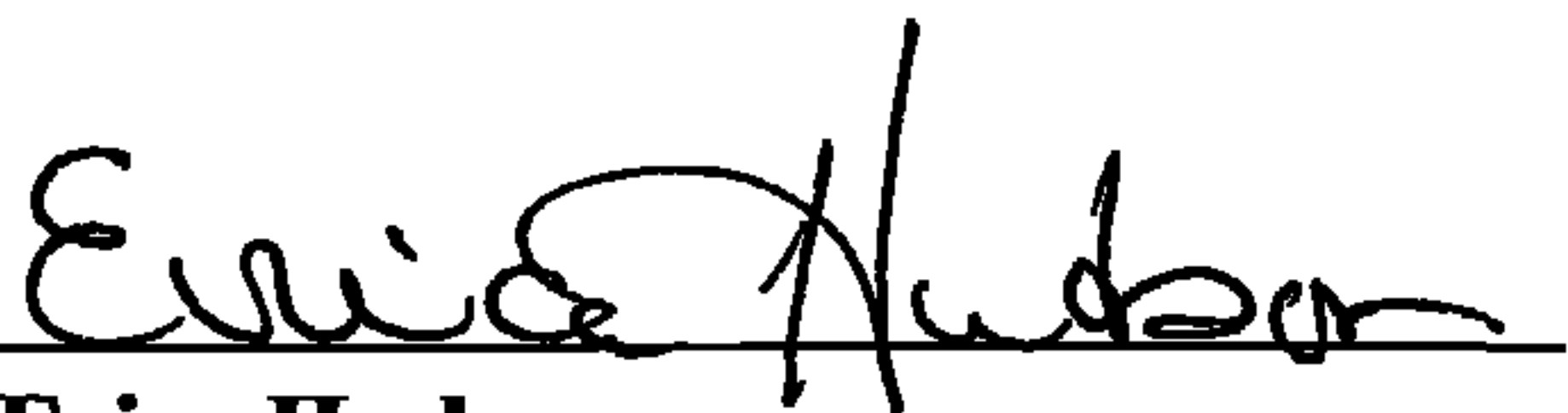
Subject to a third-party mortgage in the amount of \$316,000.00 executed and recorded simultaneously herewith.

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 24th day of June, 2025.



Luther Scott Ray




Erica Hudson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Luther Scott Ray and Erica Hudson** 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 24th day of June, 2025.



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

