

Send Tax Notice to:
Mark Abbott and Megan Abbott
4141 Jones Road Southwest
Bessemer, AL 35022

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-7525**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Kendric O. Hughley and Julie L. Hughley, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

500 Riverwoods Landing, Helena, AL 35080

by **Mark Abbott and Megan Abbott (herein referred to as "Grantee," whether one or more)**, whose mailing address is

4141 Jones Road Southwest, Bessemer, AL 35022

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1914 Hwy 58, Helena, AL 35080, 114 Dabbs Avenue, Hueytown, AL 35023** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

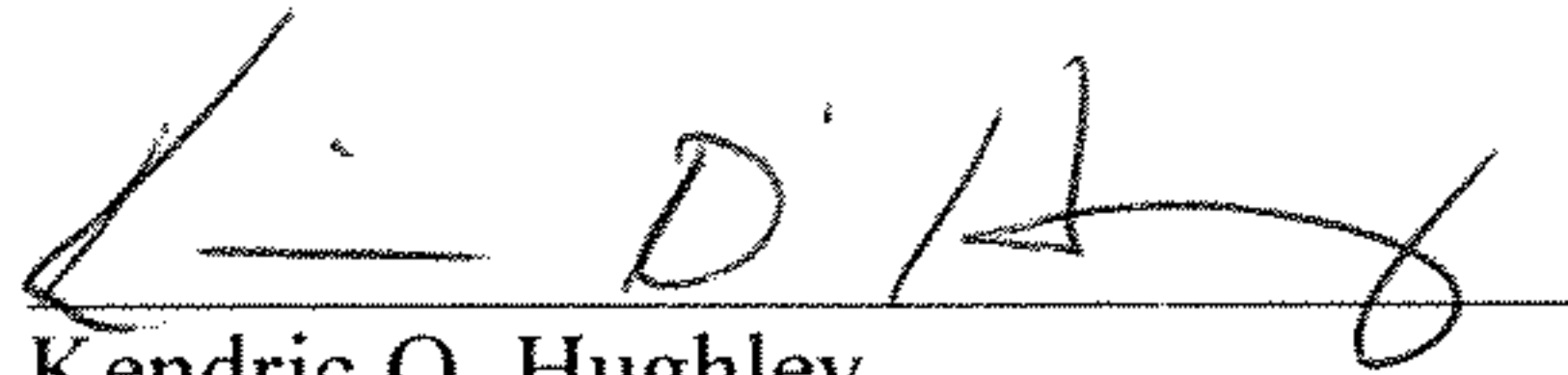
MINING AND MINERAL RIGHTS EXCEPTED.


\$160,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 23 day of July, 2025.



Kendric O. Hughley


Julie L. Hughley

STATE OF Florida
COUNTY OF Monroe

I, the undersigned Notary Public in and for said County and State, hereby certify that Kendrick O. Hughley and Julie L. Hughley 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 23 day of July, 2025.


Notary Public
My Commission Expires: June 30, 2027

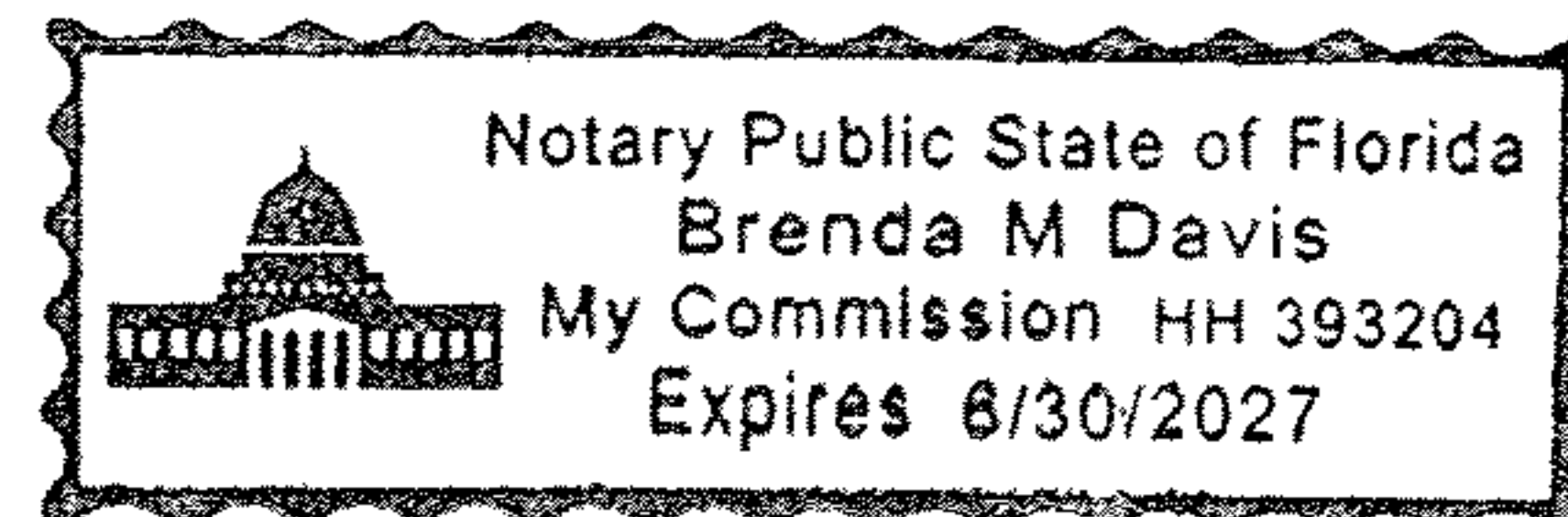


EXHIBIT A

Property 1:

Lot 7 according to the Survey of Somerset Townhomes, as recorded in Map Book 10, Page 14, in the Probate Office of Shelby County Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/28/2025 12:01:03 PM
\$198.00 JOANN
20250728000228380
General Warranty Deed - JTROS (AL)

Allen S. Bayl