

Send Tax Notice to:
Rosalyn Anita Hansen Jones and
Terry Carl Jones
393 Banning Road
Whitesburg, GA 30185

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

File: **PEL-25-8579**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TWENTY THREE THOUSAND AND 00/100 (\$223,000.00) 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 **Hannah Hutter, Formerly Known As Hannah Joiner, and William Hutter, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

5036 Kensington Place, Calera, AL 35040

by **Rosalyn Anita Hansen Jones and Terry Carl Jones (herein referred to as "Grantee," whether one or more)**, whose mailing address is

393 Banning Road, Whitesburg, GA 30185

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 **1206 Savannah Lane, Calera, AL 35040**, 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.

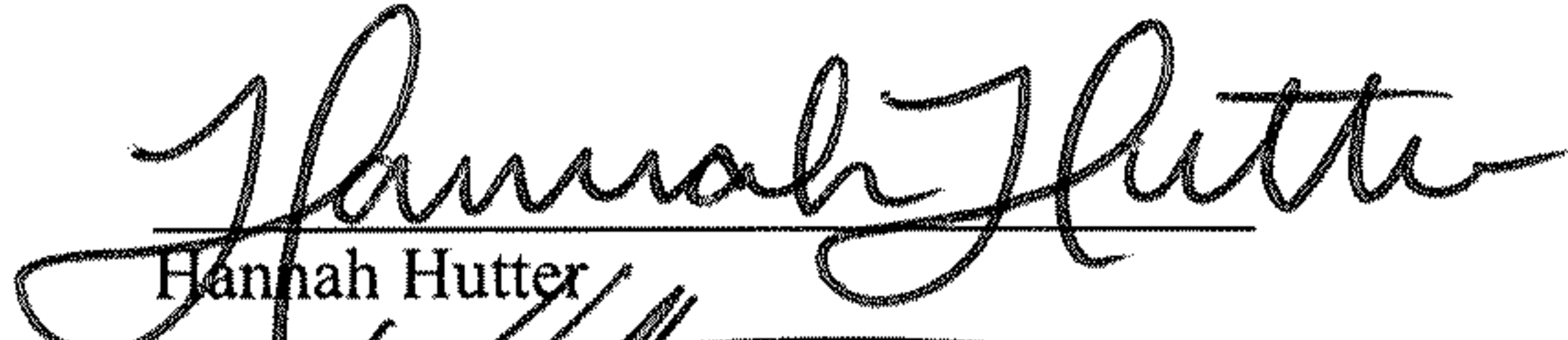
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

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 21 day of August, 2025

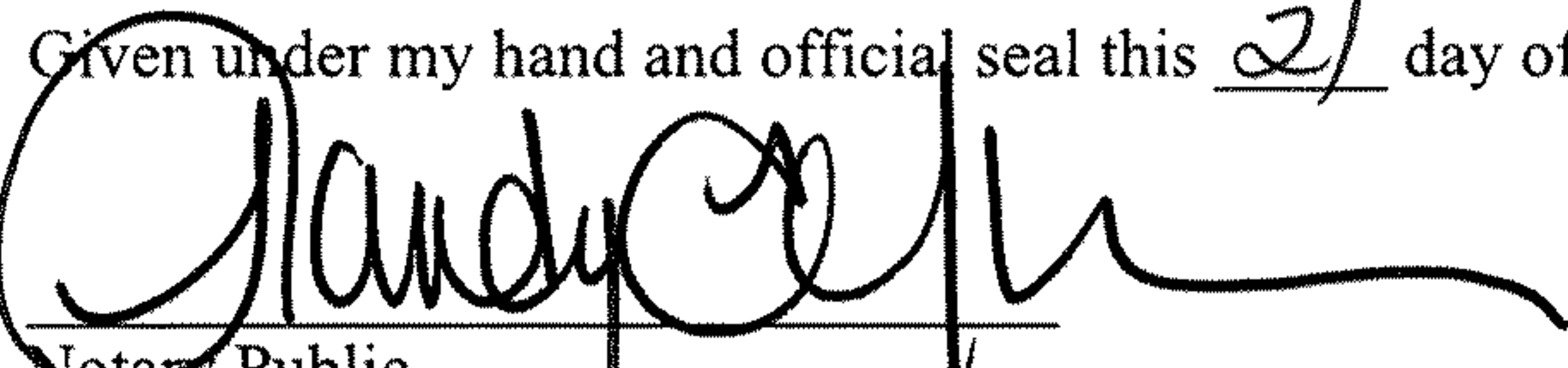

Hannah Hutter

William Hutter

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Hannah Hutter and William Hutter 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 21 day of August, 2025.


Notary Public
My Commission Expires: 01/09/2027

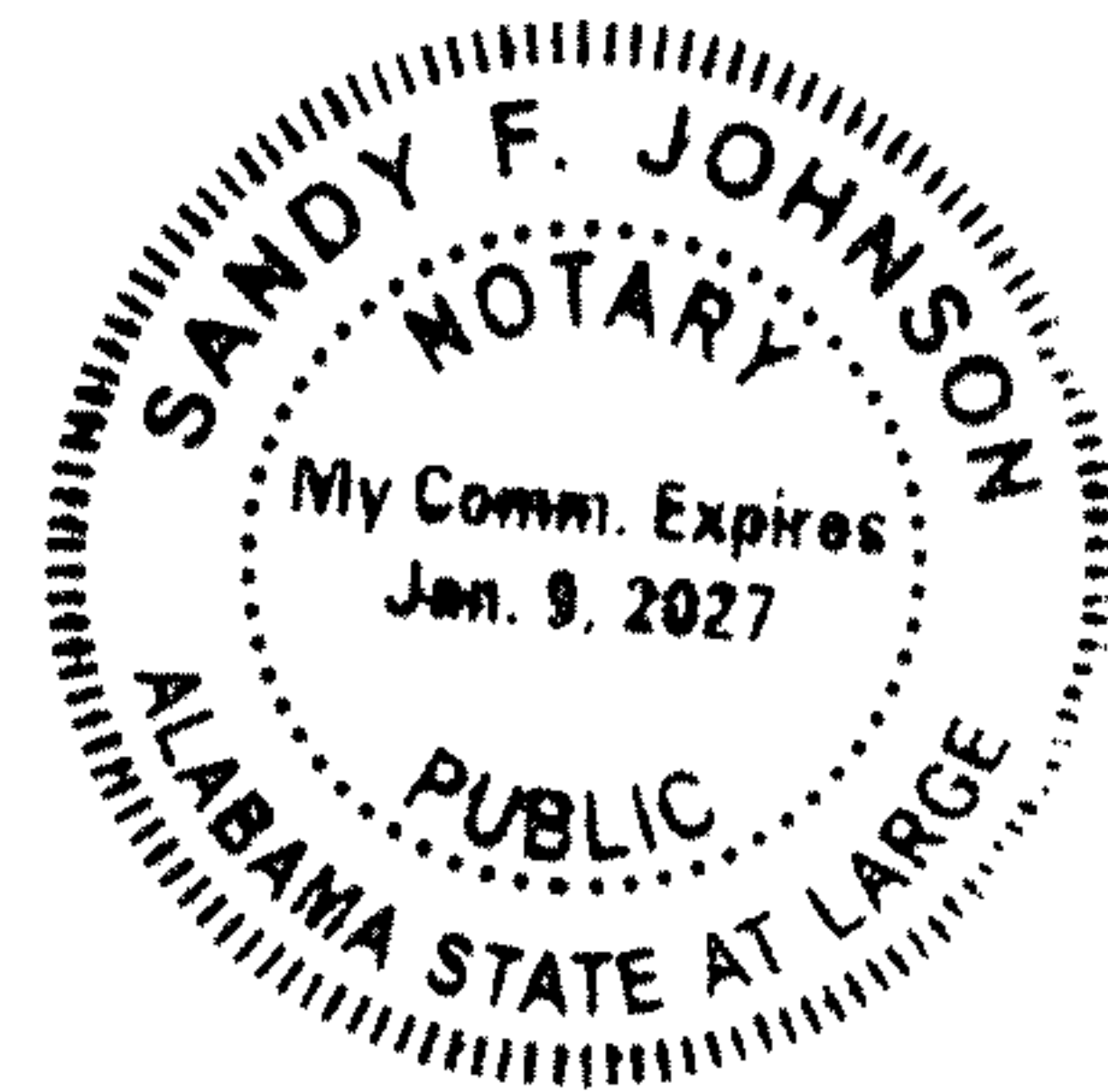


EXHIBIT A

Property 1:

Lot 60, according to the Amended Survey of Savannah Pointe, Sector IX, as recorded in Map Book 37, Page 51A & B, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2025 01:31:49 PM
\$252.00 JOANN
20250822000258890

Allen S. Bayl