

Send Tax Notice to:  
Crystal Holtzapfel and James Ryan  
Holtzapfel  
169 Glen Abbey Way  
Alabaster, AL 35007

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-25-8463

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED SEVENTY THOUSAND AND 00/100 (\$370,000.00) 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 **Hunter McCoy Properties, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

217 Meadowood Lane, Montevallo, AL 35115

by **Crystal Holtzapfel and James Ryan Holtzapfel (herein referred to as "Grantee," whether one or more)**, whose mailing address is

169 Glen Abbey Way, Alabaster, AL 35007

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 property, which has a mailing address of **169 Glen Abbey Way, Alabaster, AL 35007**, 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.

**\$355,514.00 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 26 day of August, 2025

Hunter McCoy Properties, LLC, an Alabama Limited Liability Company

By: [Signature]  
Jeff Fulton, Managing Member

State of Alabama  
County of Shelby

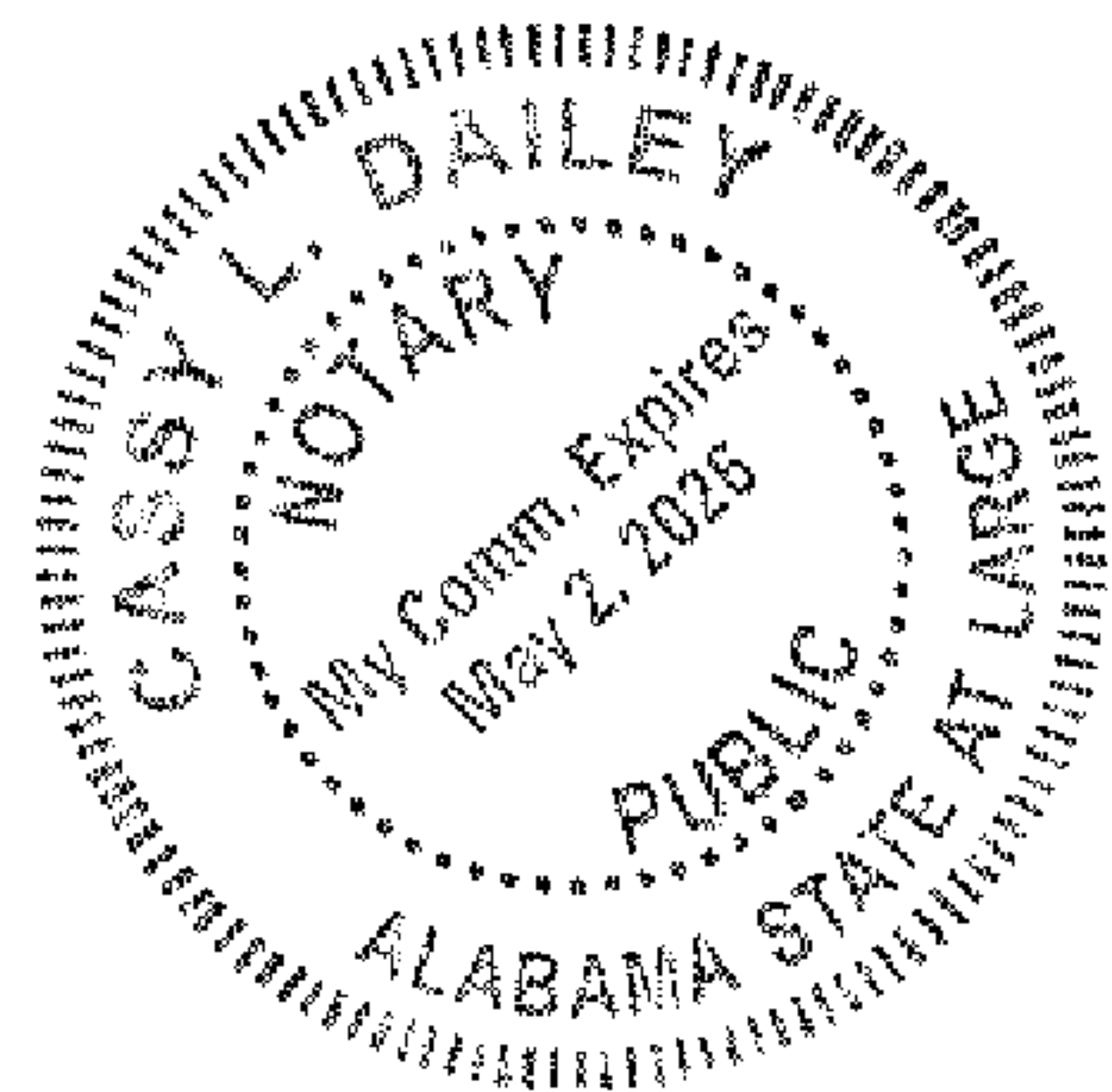
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeff Fulton, Managing Member**, whose name(s) as **Managing Member(s)** of **Hunter McCoy Properties, LLC**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Hunter McCoy Properties, LLC**, on the day the same bears date.

Given under my hand and official seal this 26 day of August, 2025.

[Signature]  
Notary Public

Cassy L. Dailey  
Printed Name

My Commission Expires: 05/02/2026



**EXHIBIT A**

**Property 1:**

Lot 71, according to the Survey of Weatherly Glen Abbey, Sector 12, Phase 3, as recorded in Map Book 19, Page 155, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/16/2025 11:40:50 AM**  
**\$42.50 PAYGE**  
**20250916000282880**

*Allie S. Bayl*