



20251105000339830 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
11/05/2025 12:17:49 PM FILED/CERT

This document prepared by:

Name: William J. Lowery
Firm/Company: William J. Lowery, LLC
Address: 2250 Wallstown Road
City, State, Zip: Hayden, AL 35079
Phone: (205) 440-5875

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF One-Hundred and Fifty Thousand Dollars and 00/100 (\$150,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that **RONALD HUGHES, a single man** (GRANTOR), do grant, bargain, sell and convey unto **JACOB BERRY, a married man** (GRANTEE), the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

☒ Legal Description:

Commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 15, Township 20 South, Range 1 West, Shelby County, Alabama; thence run Southerly along the West line of said quarter-quarter section 786.19 feet to the point of beginning of the property herein described; thence continue along last described course a distance of 83.74 feet to a point; thence turn an angle of 92 degrees 13 minutes left and run Easterly a distance of 257.89 feet to a point on the West right of way line of Shelby County Highway No. 333; thence turn an angle of 53 degrees 15 minutes left and run Northeasterly along said right of way line 120.0 feet to a point; thence turn an angle of 110 degrees 10 minutes left and run Northwesterly 250.22 feet; thence turn an angle of 104 degrees 19 minutes 15 seconds left and run Southerly for a distance of 87.0 feet; thence turn an angle of 90 degrees 00 minutes 02 seconds to the right and run Westerly for a distance of 83.29 feet to the point of beginning.

Being the same property conveyed in Shelby County Probate records Instrument #20131007000401940 recorded on October 7, 2013 and further recorded in Instrument #20140814000254760 on August 14, 2024.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 2025 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

This instrument prepared by information provided by parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.



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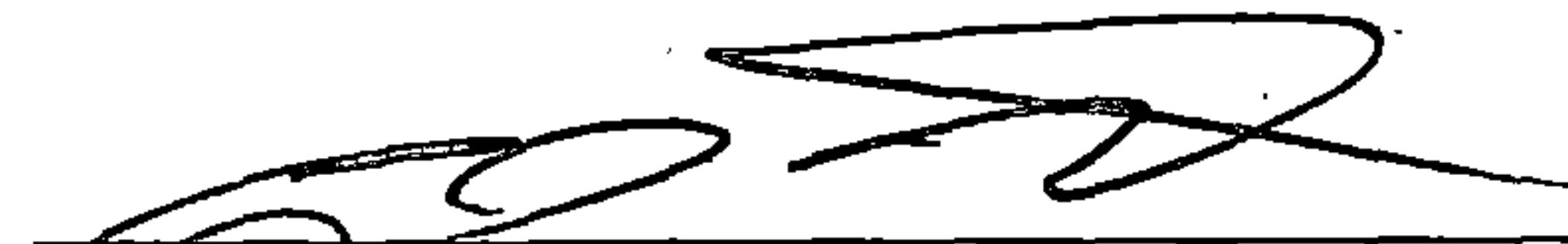
TO HAVE AND TO HOLD unto the said Grantee, their heirs and assigns FOREVER.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2025 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☒ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 30 day of October, 2025.



Signature of Grantor (Ronald Hughes)

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public, hereby certify that Ronald Hughes whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of October, 2025.



Notary Public, Alabama State at Large
Print Name:

My commission expires:

8-23-26

Grantor(s) Name, Address, phone:

Ronald Hughes
300 Manhattan Lakes
Columbiana, AL 35051

Grantee(s) Name, Address, phone:

Property Address
Jacob Berry
633 Highway 333
Columbiana, AL 35051

SEND TAX STATEMENTS TO GRANTEE