

SEND TAX NOTICE TO:

Kevin Royce Hughins
234 Woodbury Drive
Sterrett, AL 35147

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 **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$195,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ashtyn M. Andric and Benjamin Andric, a married couple**, whose address is 605 Pine Valley Trail, Columbiana, AL 35051, (hereinafter "Grantor", whether one or more), by **Kevin Royce Hughins**, whose address is 234 Woodbury Drive, Sterrett, AL 35147, (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 **Kevin Royce Hughins**, the following described real estate situated in Shelby County, Alabama, the address of which is **52112 Highway 25, Vandiver, AL 35176 to-wit:**

From an iron pin accepted as the SE corner of the NE 1/4 of the NE 1/4 of Section 14, Township 18 South, Range 1 East, run thence North along the accepted East boundary of said NE 1/4 of NE 1/4 a distance of 29.76 feet; thence turn 90 deg. 05 min. 28 sec. left and run 771.50 feet to the point of beginning of herein described parcel of land; thence turn 92 deg. 26 min. 44 sec. left and run 116.24 feet to a 1/2 inch rebar on an accepted fence line; thence turn 90 deg. 00 min. right and run 254.00 feet along an accepted fence line to a 1/2 inch rebar on the Northerly boundary of Alabama Highway No. 25 (80 foot right of way); thence turn 42 deg. 27 min. 41 sec. right and run a chord distance of 70.74 feet to a 1/2 inch rebar on said highway boundary; thence turn 45 deg. 52 min. 20 sec. right and run 81.69 feet to a 1/2 inch rebar; thence turn 66 deg. 42 min. 25 sec. right and run 55.62 feet to a 1/2 inch rebar; thence turn 27 deg. 51 min. 11 sec. right and run 258.47 feet to a 1/2 inch rebar; thence turn 87 deg. 06 min. 23 sec. right and run 23.60 feet to the point of beginning of herein described parcel of land; being situated in the East 1/2 of the NE 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama.

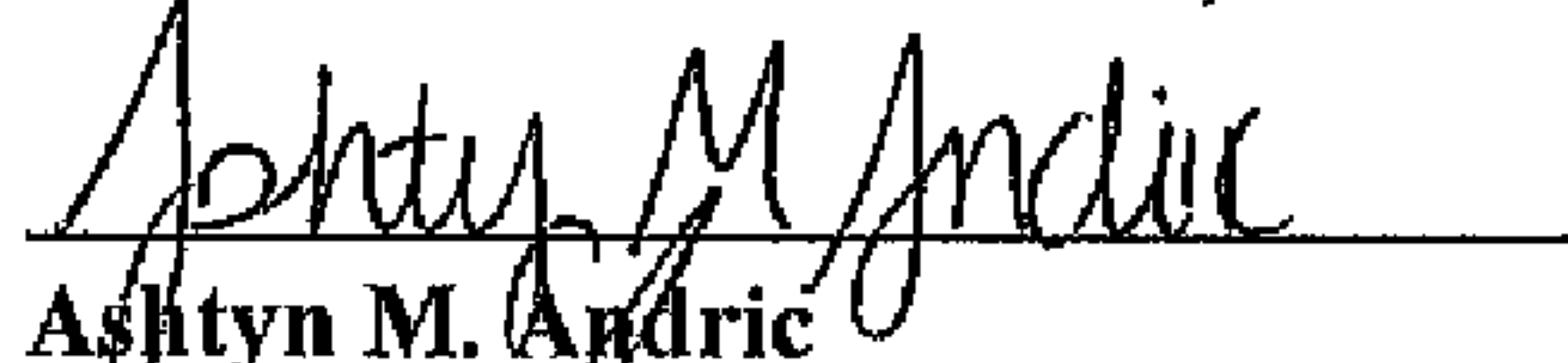
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

Ashtyn M. Andric is one and the same as Ashtyn M. Armstrong, grantee in that deed recorded in Instrument No. 20191122000435930 in the probate court of Shelby County, Alabama.

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 14th day of November, 2025.

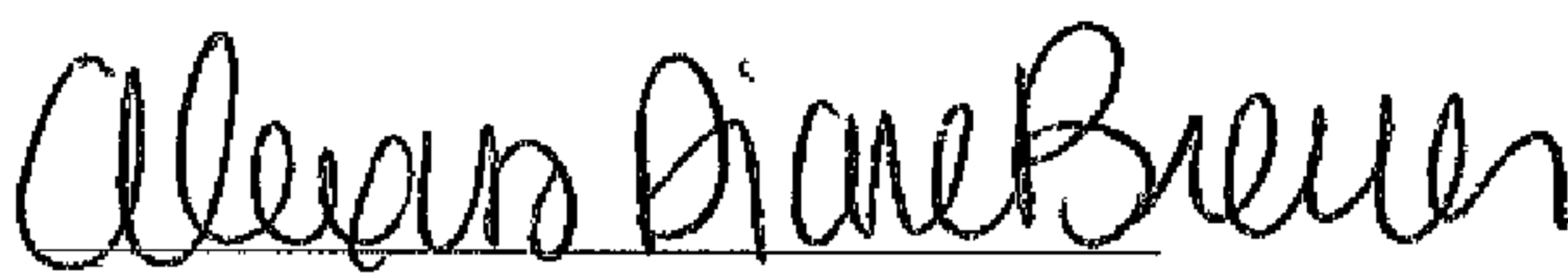

Ashtyn M. Andric

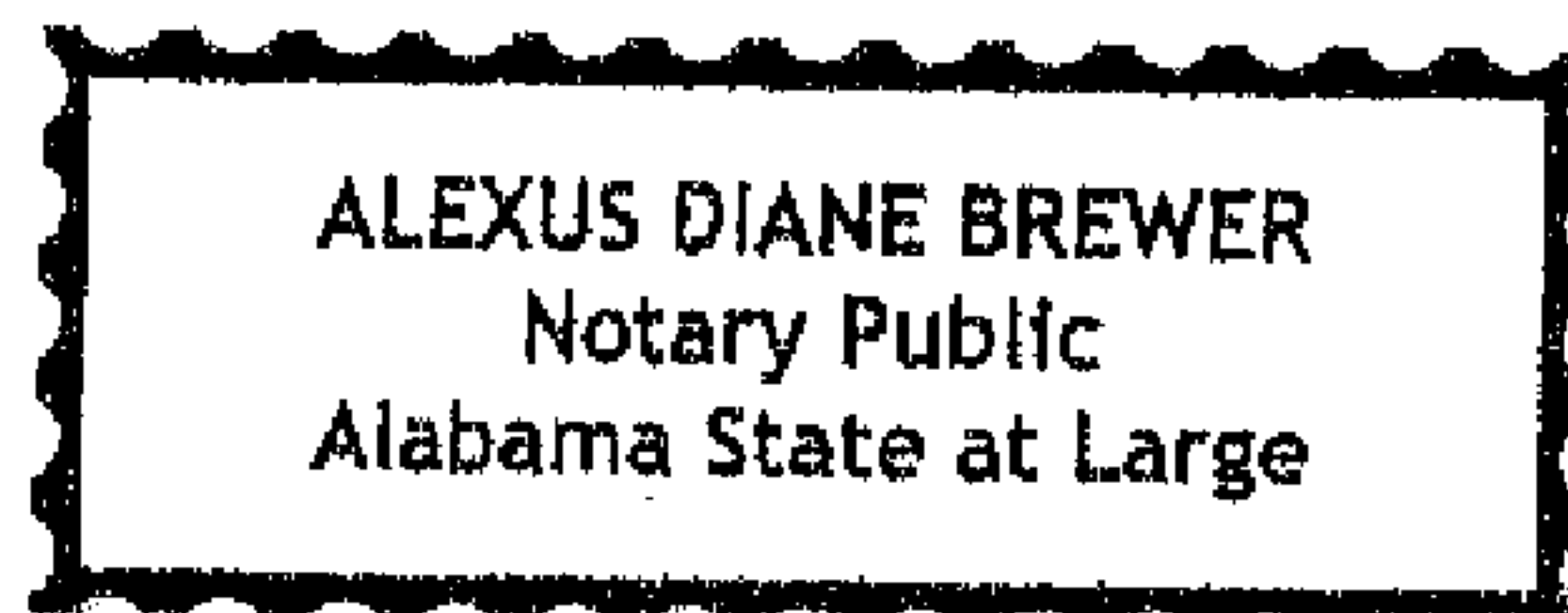

Benjamin Andric

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Ashtyn M. Andric and Benjamin Andric 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 14th day of November, 2025.


Notary Public
My Commission Expires: 1-27-29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2025 02:56:34 PM
\$58.50 CHARITY
20251117000352010

