

**SEND TAX NOTICE TO:**

Jonathan T. Hancock and Katlin Nolan Hancock  
225 Stoneykirk Way  
Pelham, AL 35124

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 **FIVE HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$539,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kyle Allen Ferguson, an unmarried man, and Cailyn Grace Ferguson FKA Cailyn Grace Leight, an unmarried woman**, whose address is 904 Willowbend Rd., Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Jonathan T. Hancock and Katlin Nolan Hancock**, whose address is 225 Stoneykirk Way, Pelham, AL 35124 (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 **Jonathan T. Hancock and Katlin Nolan Hancock, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 225 Stoneykirk Way, Pelham, AL 35124 to-wit:**

**Lot 1724, according to the Final Plat of Stoneykirk at Ballantrae, Phase 5, as recorded in Map Book 38 Page 136 in the Probate Office of Shelby County, Alabama.**

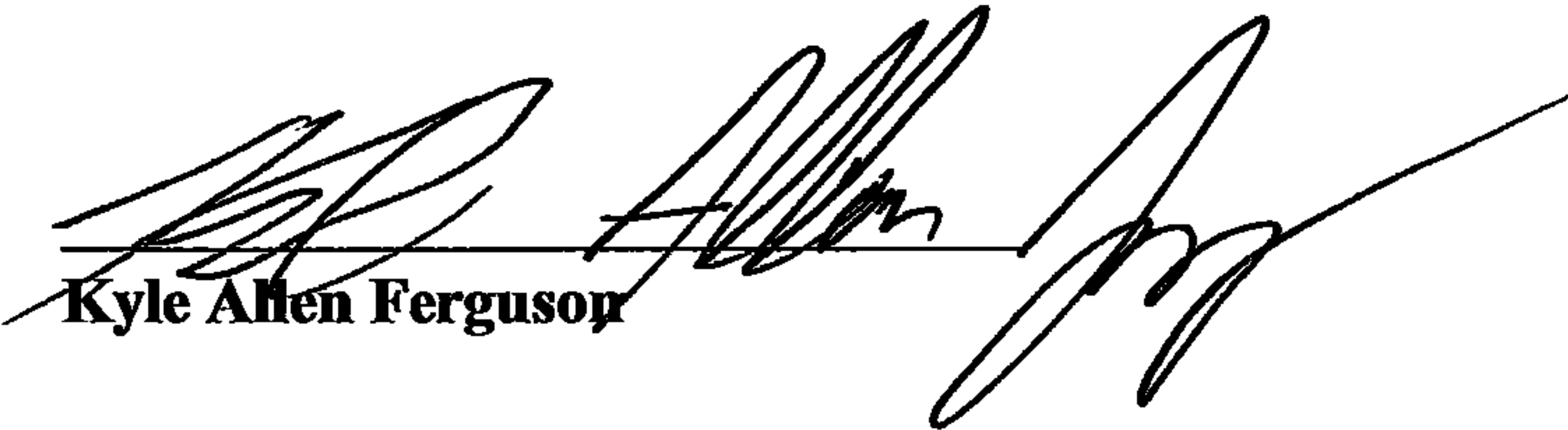
**Cailyn Grace Ferguson is one and the same person as Cailyn Grace Leight, grantee in that certain deed recorded in Instrument # 20210427000207340 with the Office of the Judge of Probate of Shelby County, Alabama.**

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 \$512,050.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, as joint tenants with right of survivorship, 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 1st day of December, 2025.

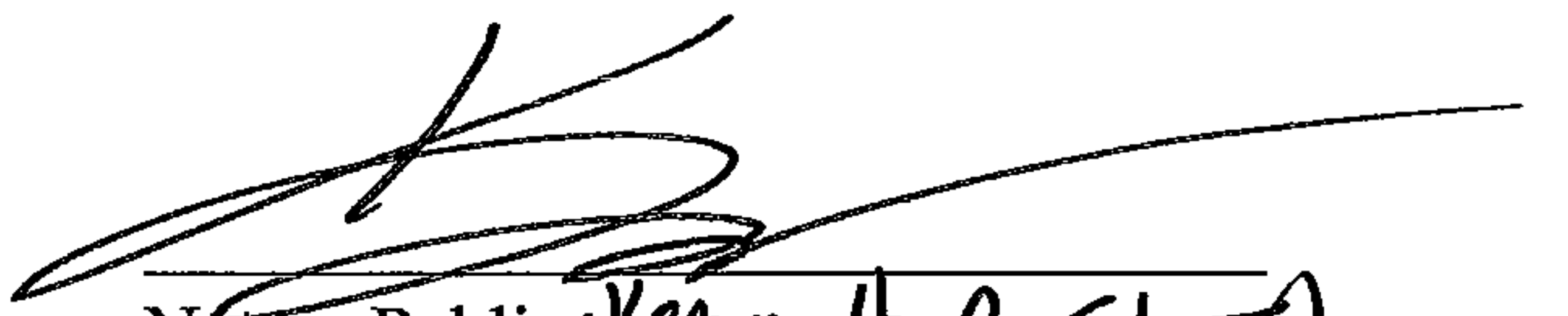
  
Kyle Allen Ferguson

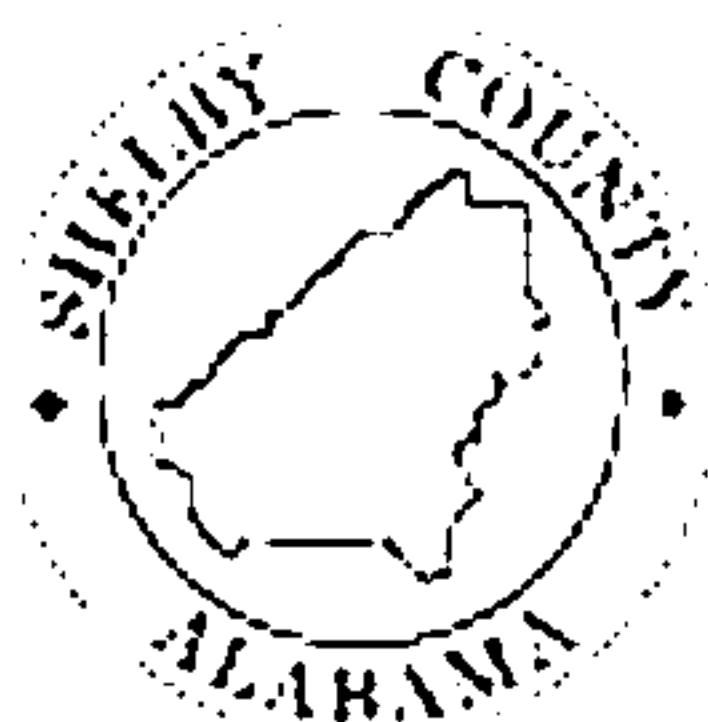
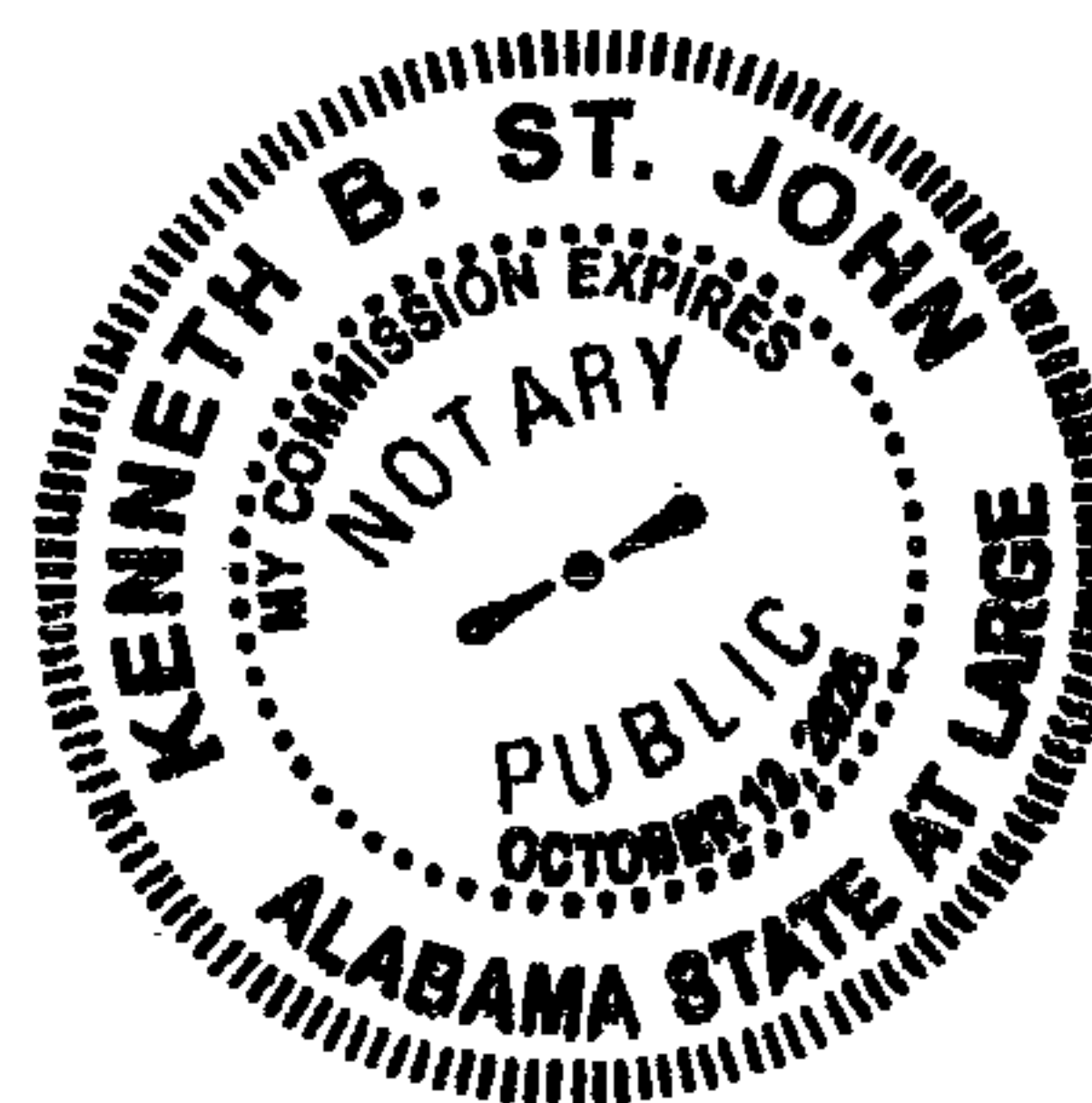
  
Cailyn Grace Ferguson FKA Cailyn Grace Leight

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Kyle Allen Ferguson and Cailyn Grace Ferguson FKA Cailyn Grace Leight** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 2025.

  
Notary Public: **Kenneth B. St. John**  
My Commission Expires: **10/13/2026**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/02/2025 08:12:15 AM  
\$53.00 JOANN  
20251202000367310

