

Send Tax Notice to:
Jenna Elise Holley

1230 8th Ave SW
Alabaster, AL 35007

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-25-11772**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$294,900.00)** 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 **Joel Clark Hunt and Alea Hunt, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

210 Turnbrook Lane, Franklin, TN 37064

by **Jenna Elise Holley (herein referred to as "Grantee"),** whose mailing address is

1230 8th Ave SW Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1230 8th Ave SW, 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, 2026 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

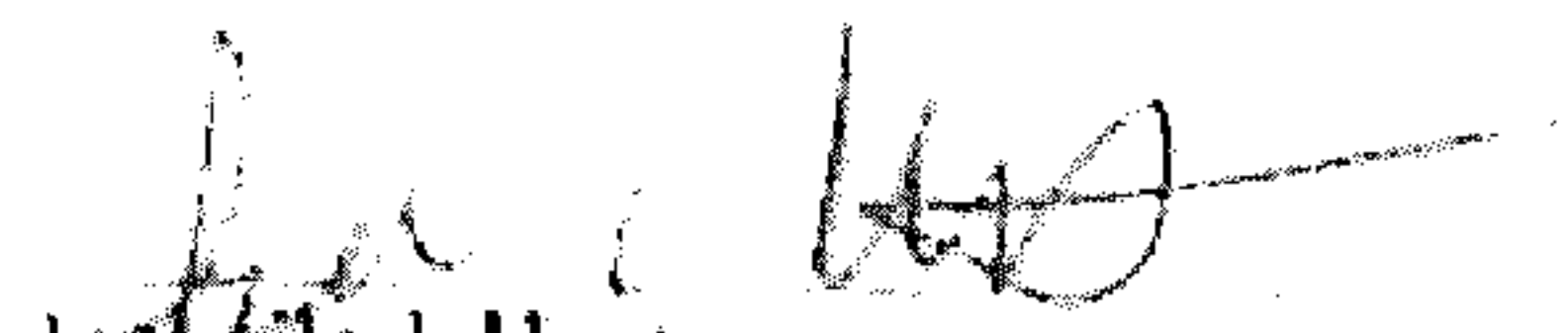

Alea Marie Bostic is one and the same person as Alea Hunt.

\$289,558.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 24 day of NOVEMBER, 2025


Joel Clark Hunt

Alea Hunt

Poor Quality

STATE OF Tennessee
COUNTY OF Williamson

I, the undersigned Notary Public in and for said County and State, hereby certify that Joel Clark Hunt and Alea Hunt 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 24 day of November, 2025.


Notary Public
My Commission Expires: 9/31

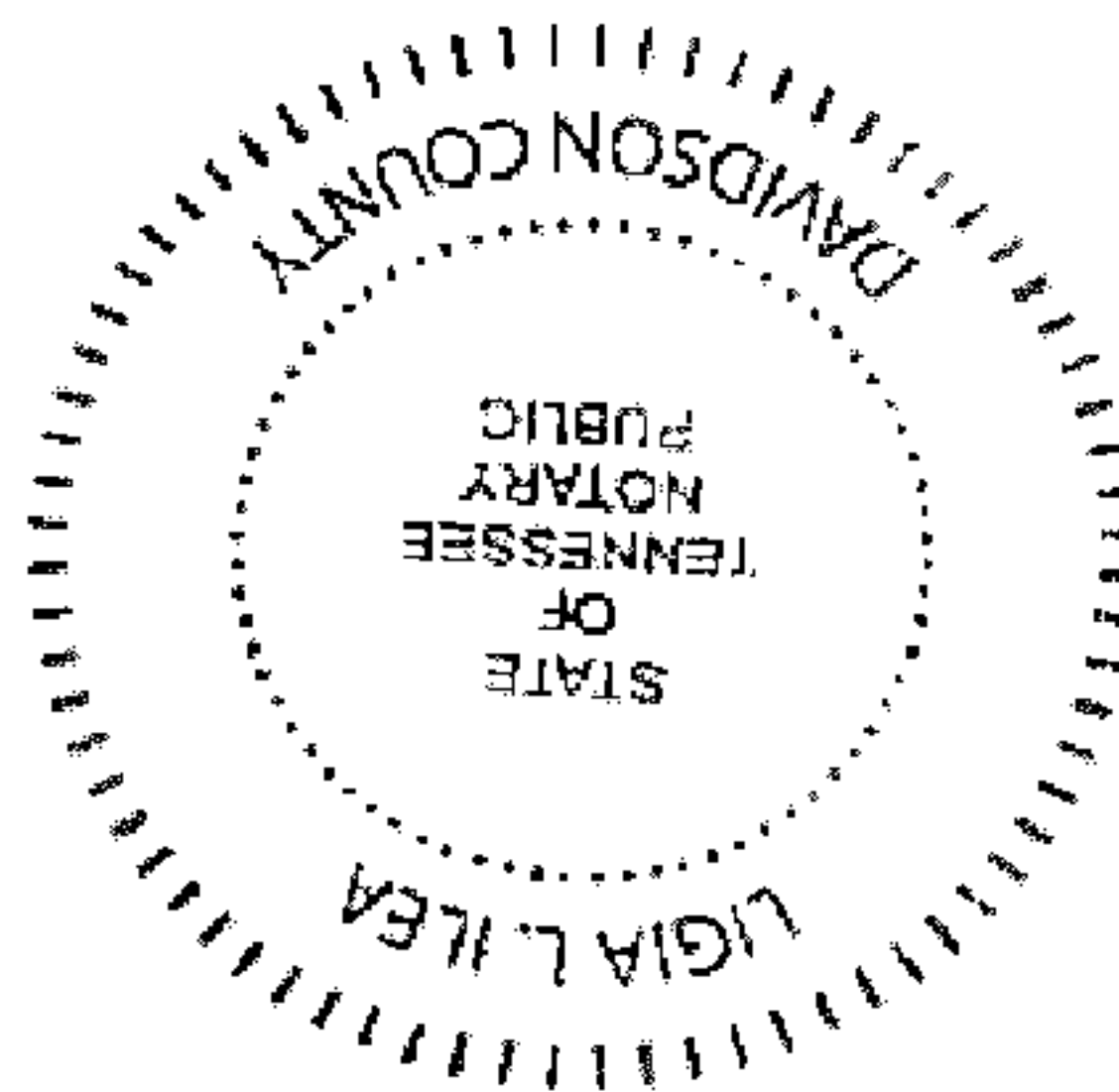
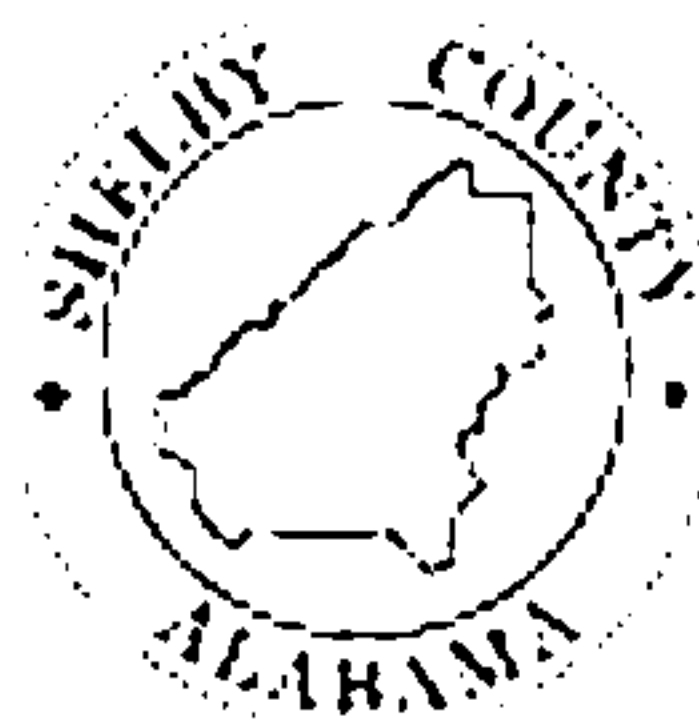


EXHIBIT A

Property 1:

Lot 8, Block 2, according to the Survey of First Sector Bermuda Hills as recorded in Map Book 6, Page 1, 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
12/04/2025 08:03:29 AM
\$34.50 JOANN
20251204000370620

Allen S. Boyd