

This Instrument was Prepared by:

Michael T. Atchison
101 West College Street
P.O. Box 822
Columbiana, AL 35051

Send Tax Notice To: Joanna Lynn Stokes
James Rodney Wiggins

595 Snow Drive
Alabaster, AL 35007

File No.: S-14-21441

WARRANTY DEED



20140717000218990 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
07/17/2014 04:07:52 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Thousand, and the Distribution of the Assets of the Estate of Cary Frank Wiggins, deceased**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Joanna Lynn Stokes, a married woman; and James Rodney Wiggins, a single man, constituting all of **The heirs at law and next of kin as established under the Estate of Cary Frank Wiggins, deceased, Probate Case PR-2013-000734, Probate Office of Shelby County, Alabama**(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joanna Lynn Stokes and James Rodney Wiggins**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS OR OF THEIR SPOUSES.

None of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17th day of July, 2014.

Joanna Lynn Stokes
JOANNA LYNN STOKES

James Rodney Wiggins
JAMES RODNEY WIGGINS

State of Alabama

County of Shelby

I, Sauct F Parker, a Notary Public in and for the said County in said State, hereby certify that JOANNA LYNN STOKES and JAMES RODNEY WIGGINS, being The heirs at law and next of kin as established under the Estate of Cary Frank Wiggins, deceased, Probate Case PR-2013-000734, Probate Office of Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of July, 2014

Sauct F Parker
Notary Public, State of Alabama

10/4/16
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama, and run thence Northerly along the West line of said 1/4 - 1/4 412.00 feet to the point of beginning of the property being described; thence continue along last described course 150.04 feet to a point; thence turn 89 degrees 05 minutes 54 seconds right and run Easterly 575.86 feet to a point; thence turn 70 degrees 39 minutes 45 seconds right and run Southeasterly 158.94 feet to a point; thence turn 109 degrees 19 minutes 58 seconds right and run Westerly 630.86 feet to the point of beginning.

PARCEL II:

Commence at the Southwest corner of the SW 1/4 of the NE 1/4 of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; and run thence Northerly along the West line of said 1/4 - 1/4 562.04 feet to the point of beginning of the property being described; thence turn 89 degrees 05 minutes 54 seconds right and run Easterly 575.86 feet to a point; thence turn 109 degrees 16 minutes 58 seconds left and run Northwesterly 196.91 feet to a point; thence turn 70 degrees 48 minutes 06 seconds left and run Westerly 174.31 feet to a point; thence turn 90 degrees 02 minutes 29 seconds left and run Southerly 35.02 feet to a point; thence turn 90 degrees 04 minutes 13 seconds right and run Westerly 333.98 feet to point on the same said West line of said SW 1/4 of the NE 1/4; thence turn 88 degrees 56 minutes 29 seconds left and run Southerly 150.29 feet to the point of beginning.

All being situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name

Grantee's Name

Mailing Address

Mailing Address

Property Address

Date of Sale

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Sales Contract

☐ Closing Statement

☐ Appraisal

☒ Other

Deed of Distribution

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if:



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Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

7/17/14

Unattested

Print

Joanna Lynn Stokes

Sign

Joanna Lynn Stokes
(Grantor/Grantee/Owner/Agent) circle one

(verified by)