

Send Tax Bills To:
Pierce Brynan Huggins and Lauren Haley Huggins
2428 Brook Run
Birmingham, AL 35244

This Instrument Prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Dr.
Birmingham, Alabama 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **G. SHIRLENE MITCHELL, an unmarried woman, JENNIFER L. PYBUS, a married woman, and STEPHANIE E. YARBROUGH, a married woman** ("Grantors") do hereby grant, bargain, sell and convey unto **PIERCE BRYNAN HUGGINS AND LAUREN HALEY HUGGINS** ("Grantees"), as joint tenants, during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

Lot 39, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

\$305,453.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and, upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of the survivor. And Grantors do for themselves and for the heirs, executors, administrators, successors and assigns of Grantors, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above, that Grantors have a good right to sell and convey the same as aforesaid; that Grantors will and the heirs, executors, administrators, successors and assigns of Grantors shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

The property, which is the subject of this conveyance, is not the homestead of the grantors or their spouses.

Shelby County, AL 05/07/2018
State of Alabama
Deed Tax: \$9.50

1


20180507000155350 1/5 \$37.50
Shelby Cnty Judge of Probate, AL
05/07/2018 02:14:09 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal as of this 4th day of May, 2018.

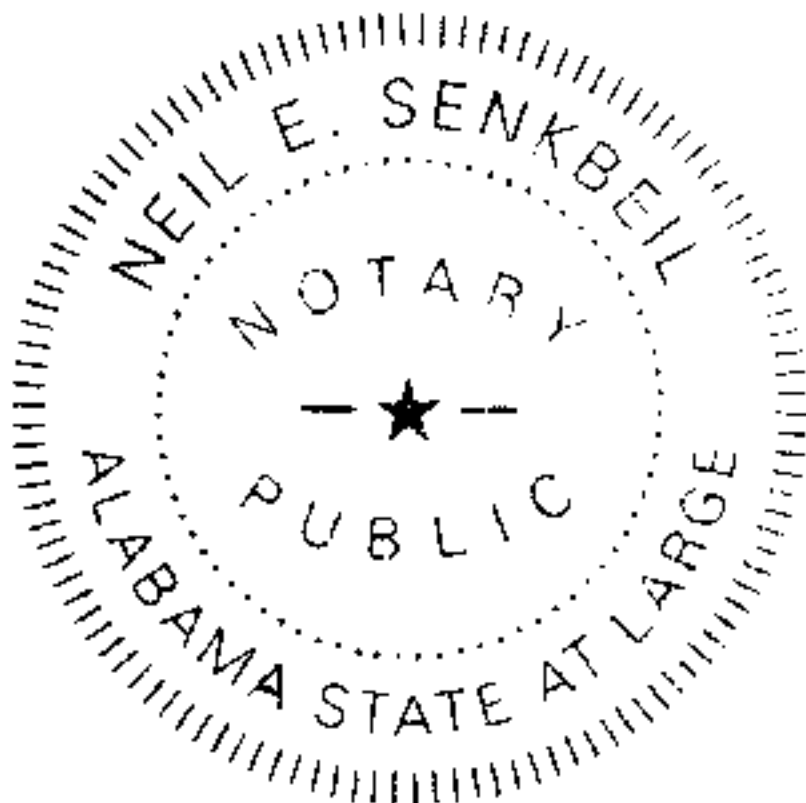
"GRANTOR:"

G. Shirlene Mitchell [SEAL]
G. Shirlene Mitchell

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **G. Shirlene Mitchell**, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of May, 2018.



Neil E. Senkbeil

Notary Public

My Commission Expires: _____

NEIL E. SENKBEIL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
June 29, 2020

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal as of this 13th day of April, 2018.

"GRANTOR:"

Stephanie E. Yarbrough [SEAL]
Stephanie E. Yarbrough

STATE OF ALABAMA)
 :
COUNTY OF Lincoln)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Stephanie E. Yarbrough**, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of April, 2018.

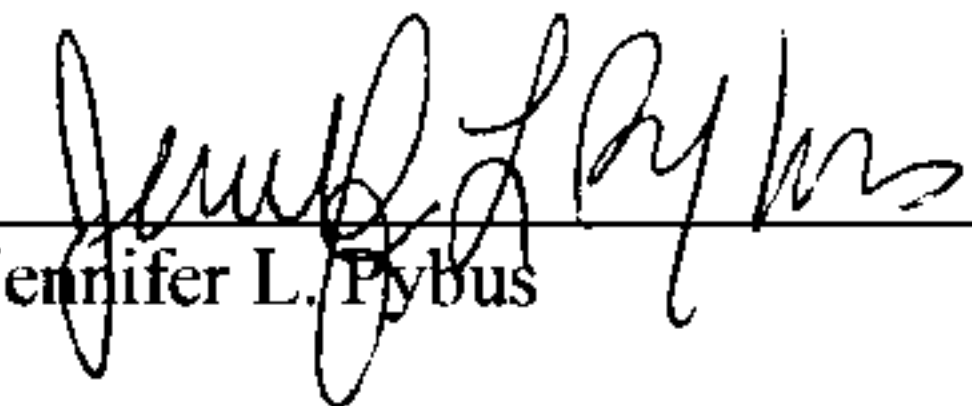


Lataja Moore
Notary Public
My Commission Expires: 12.18.21

20180507000155350 3/5 \$37.50
Shelby Cnty Judge of Probate: AL
05/07/2018 02:14:09 PM FILED/CERT

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal as of this 20 day of April, 2018.

"GRANTOR:"

 [SEAL]
Jennifer L. Pybus

COMMONWEALTH OF VIRGINIA)
COUNTY OF Fairfax)

I, the undersigned, a Notary Public in and for said County in said Commonwealth, hereby certify that **Jennifer L. Pybus**, a married woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of April, 2018.



FARZANA BARJOR MANEKSHA
Commonwealth of Virginia
Notary Public
Commission No. 7744219
My Commission Expires January 31/2021


Notary Public
My Commission Expires: 01/31/2021

Real Estate Sales Validation Form

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

Grantor's Name G. Shirlene Mitchell
Mailing Address Jennifer L. Pybus and
Stephanie E. Yarbrough
2428 Brook Run Birmingham, AL 35244

Grantee's Name Pierce Brynan Huggins and
Mailing Address Lauren Haley Huggins
2428 Brook Run
Birmingham, AL 35244

Property Address 2428 Brook Run
Birmingham, AL 35244

Date of Sale May 4, 2018
Total Purchase Price \$ 314,900.00
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


20180507000155350 5/5 \$37.50
Shelby Cnty Judge of Probate, AL
05/07/2018 02:14:09 PM FILED/CERT

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 available.

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 or 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 5/4/2018

Print Neil E. Seibel

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1