

Prepared by:
Shannon Wiggins
451 Foothills Parkway
Chelsea, AL 35043

Send Tax Notice To:
Richard W. Kirchner and Alice V. Kirchner,
Trustees of the Richard and Alice Kirchner
Revocable Trust dated January 20, 2016
697 Indigo Loop
Miramar Beach, FL 32550

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of **Two Hundred Thirty Two Thousand Dollars and No Cents (\$232,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, that **Shannon Wiggins, a single woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **Richard W. Kirchner and Alice V. Kirchner, Trustees of the Richard and Alice Kirchner Revocable Trust dated January 20, 2016** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the subdivision plat of Foothills Point, recorded in Map Book 32, Page 33, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded as Instrument # 20031223000824110 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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

TO HAVE AND TO HOLD, unto the Grantee its successors and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT, with the Grantee, except as above noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 30th day of August, 2019.


Shannon Wiggins

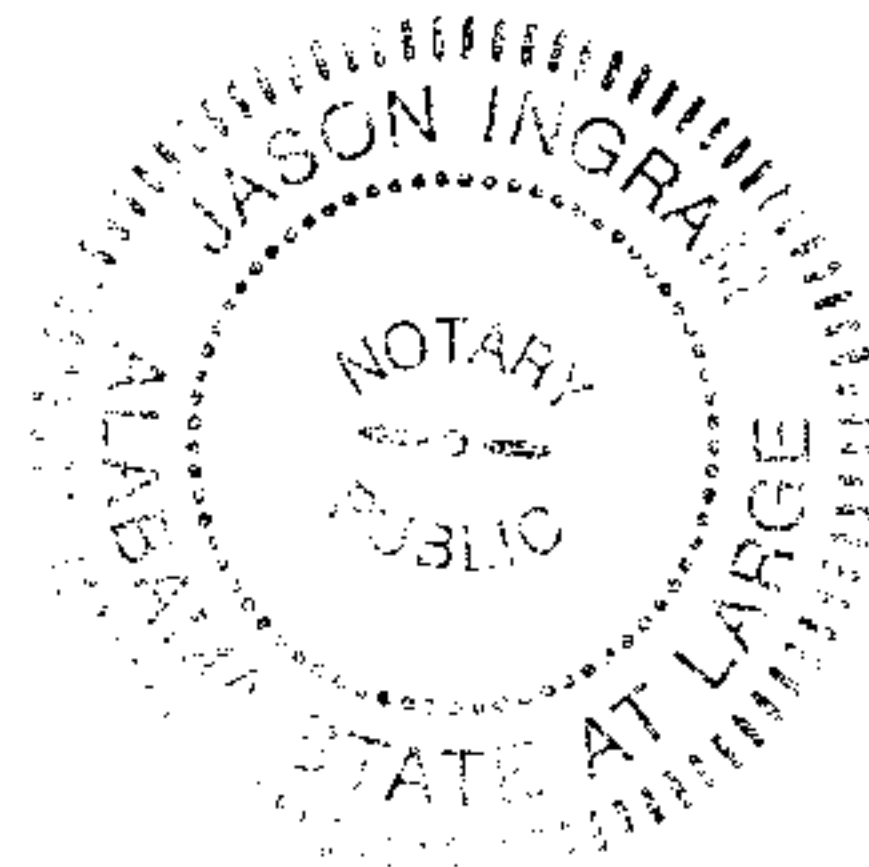
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Shannon Wiggins, a single woman, whose name is 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 she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this the 30th day of August, 2019.


Notary Public, State of Alabama

Printed Name of Notary **Jason Ingram**
My Commission Expires: **My Commission Expires**
June 21, 2023



Shelby County, AL 10/14/2019
State of Alabama
Deed Tax: \$232.00


20191014000377920 1/2 \$257.00
Shelby Cnty Judge of Probate, AL
10/14/2019 01:24:31 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Shannon Wiggins

Grantee's Name Richard W. Kirchner and Alice V. Kirchner, Trustees of the Richard and Alice Kirchner Revocable Trust dated January 20, 2016

Mailing Address 451 Foothills Pkwy.
Chelsea, 35043 35043

Mailing Address 451 Foothills Pkwy.
Chelsea, AL 35043

Property Address 451 Foothills Pkwy.
Chelsea, AL 35043

Date of Sale August 30, 2019
Total Purchase Price \$232,000.00

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

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 of the assessor's current market value.

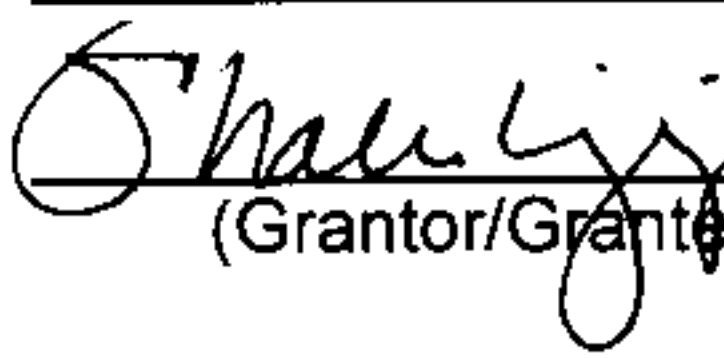
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 08/30/2019

Print Shannon Wiggins

Unattested

Sign 
(Grantor/Grantee/Owner/Agent) circle one

20191014000377920 2/2 \$257.00
Shelby Cnty Judge of Probate: AL
10/14/2019 01:24:31 PM FILED/CERT

Form RT-1