

**SEND TAX NOTICE TO:**  
Katherine Walters Wiggins  
3467 Highway 13  
Helena, AL 35080

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
PEL2000718

### WARRANTY DEED

**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lacey Carroll Interiors, LLC, an Alabama limited liability company**, whose address is: 448 Park Avenue, Hoover, AL 35226 (hereinafter "Grantor", whether one or more), by **Katherine Walters Wiggins**, whose address is: 3467 Highway 13, Helena, AL 35080, (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, the following described real estate situated in Shelby County, Alabama, **the address of which is 3467 Highway 13, Helena, AL 35080**, to-wit:

**A parcel of land located in the SE 1/4 of the SE 1/4 of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, described as follows:**

**Commence at the Southwest corner of said 1/4-1/4 section and run Northerly along the West boundary 25 feet; thence run North 60 degrees 50 minutes East 780 feet; thence run North 42.35 feet to an iron on a fence line at the intersection of the North right of way of Shelby County Highway No. 13, said point being the point of beginning; thence continue on the same line along said fence 167.75 feet; thence run North 0 degrees 05 minutes 31 seconds East along said fence 144.59 feet to an iron; thence run North 88 degrees 38 minutes 13 seconds East 95.14 feet to an iron; thence run South 27 degrees 40 minutes 55 seconds East 240.02 feet to an iron at the intersection of the North right of way of said highway; thence run South 63 degrees 45 minutes 39 seconds West along said right of way 230.60 feet to the point of beginning. Situated, lying, and being in Shelby County, Alabama.**

**Subject to a 20 foot easement for ingress and egress.**

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.

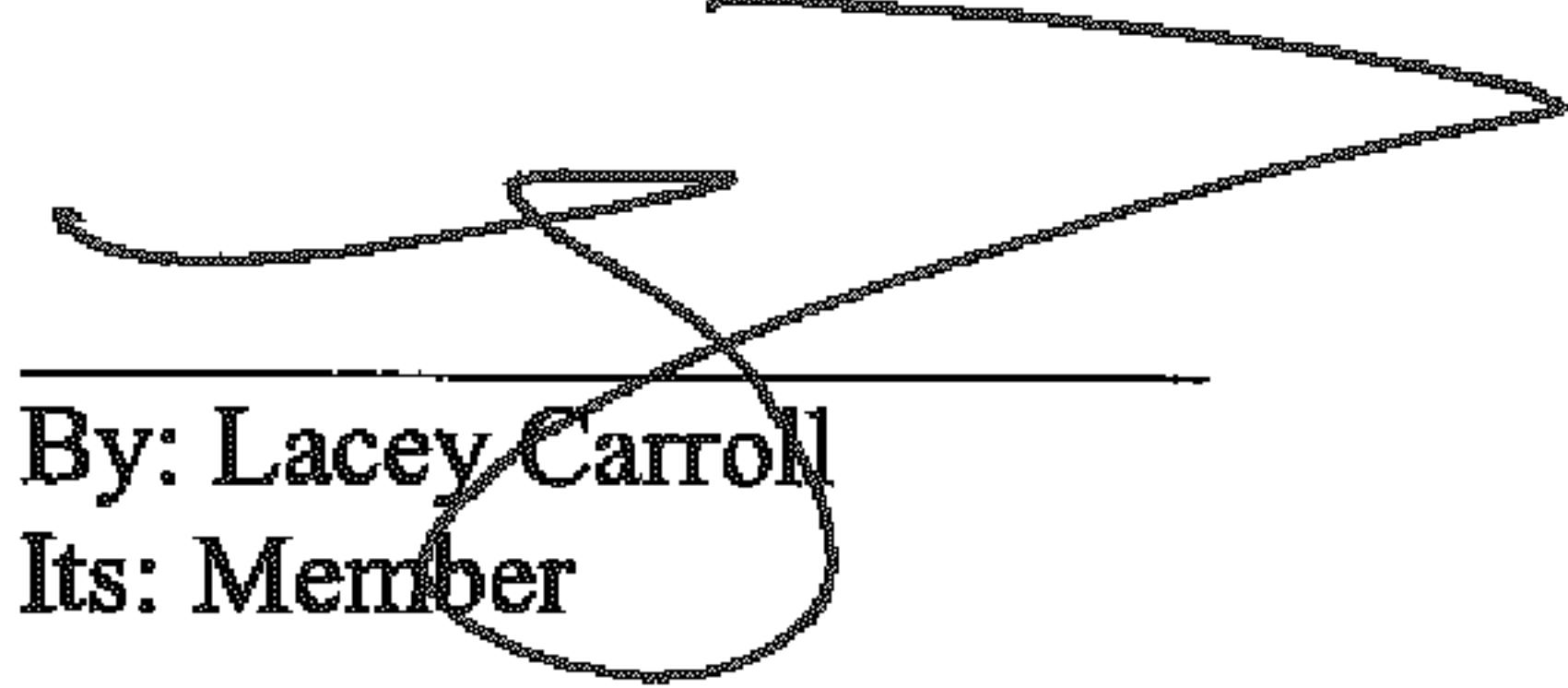
Subject to a third-party mortgage in the amount of \$127,500.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, 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 13th day of November, 2020.

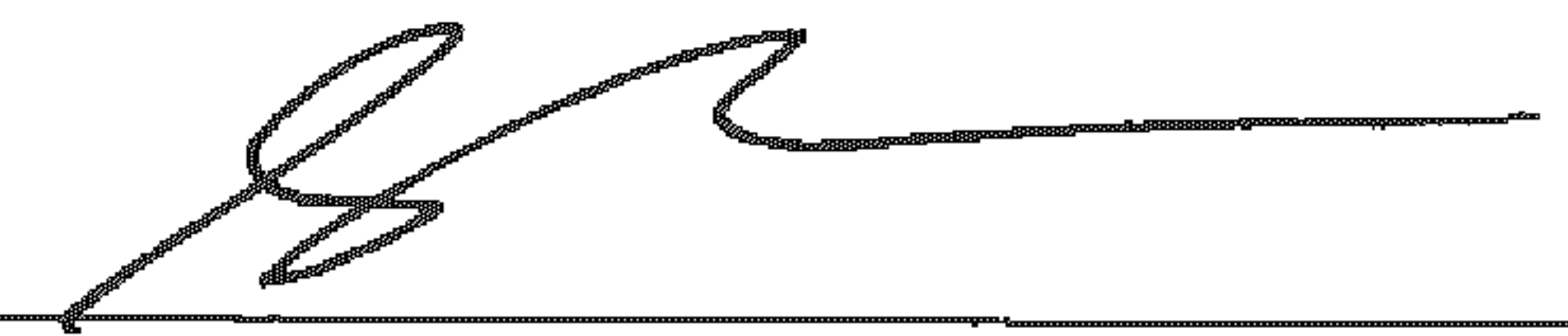
Lacey Carroll Interiors, LLC,  
An Alabama limited liability company

  
By: Lacey Carroll  
Its: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Lacey Carroll, whose name as Member of Lacey Carroll Interiors, LLC, an Alabama limited liability company, 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, in her capacity as such member and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal on this 13th day of November, 2020.

  
Notary Public  
Printed Name: Patrick Skyler Murphy  
My Commission Expires: 6-19-22



Real Estate Sales Validation Form

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

Grantor's Name Lacey Carroll Interiors, LLC
Mailing Address 448 Park Avenue Hoover AL 35226
Grantee's Name Katherine Walters Wiggins
Mailing Address 3467 Highway 13 Helena AL 35080
Property Address 3467 Hwy 13 Helena AL 35080
Date of Sale 11/13/2020
Total Purchase Price \$ 150,000
Actual Value \$
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
X 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.

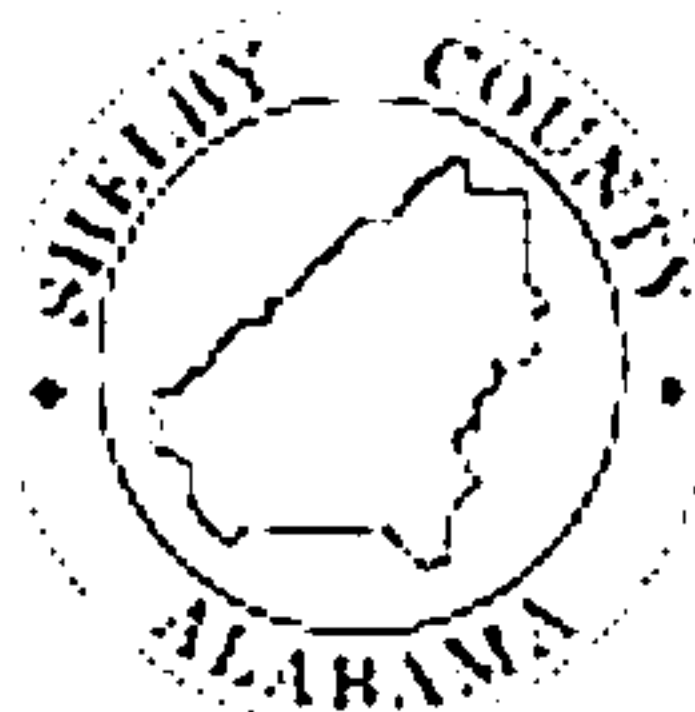
Instructions

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 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 11-18-2020
Print Skyler Murphy
Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2020 10:16:20 AM
\$50.50 CHARITY
20201119000530260

Allen S. Bayl