

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Jacob Neal Huggins &  
April Huggins  
1052 Willow Creek Circle  
Alabaster, AL 35007

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED THIRTY THOUSAND (\$230,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Albert Ray Haley and James Pleasant Haley, III as Personal Representatives of the Estate of Montez Swann Haley, deceased** Probate Case No. PR-2021-000506, **James Pleasant Haley, III**, a(n) \_\_married person, **Albert Ray Haley**, a(n) \_\_married person, **Danita Kay Warren**, a(n) \_\_married person, **John Clayton Haley**, a(n) ✓married person, and **Mary Fay Simmons**, a(n) \_\_married person (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Jacob Neal Huggins and April Huggins**, husband and wife (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 41, according to the Survey of Willow Creek Phase One, as recorded in Map Book 7, Page 132, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 23 day of June, 2021.

X James Pleasant Haley, III  
James Pleasant Haley, III

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James Pleasant Haley, III**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of June, 2021.

[Signature]  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 23 day of June, 2021.

X Albert Ray Haley  
Albert Ray Haley

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Albert Ray Haley**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of June, 2021.

[Signature]  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 16 day of June, 2021.

  
John Clayton Haley

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **John Clayton Haley**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

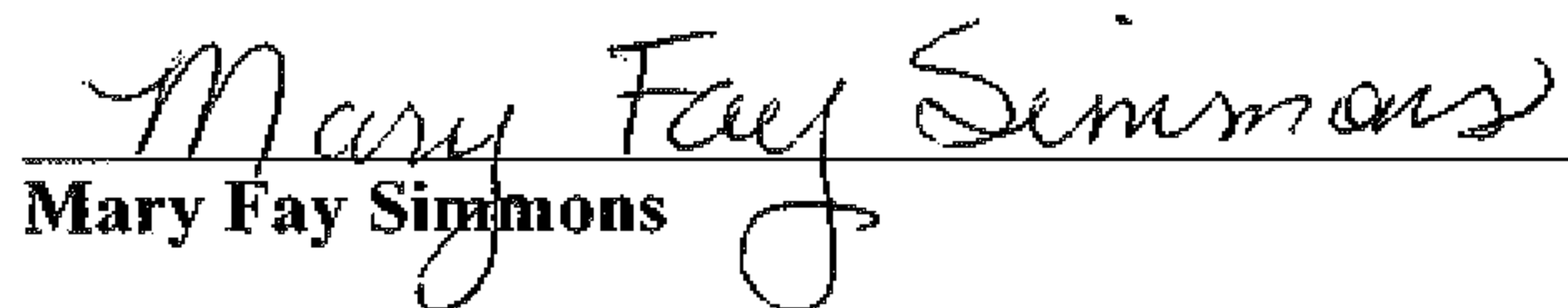
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16 day of June, 2021.

  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 15 day of June, 2021.

  
Mary Fay Simmons

STATE OF ALABAMA  
SHELBY COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Mary Fay Simmons**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15 day of June, 2021.

  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 11 day of June, 2021.

Danita Kay Warren  
Danita Kay Warren

STATE OF Florida  
Pinellas COUNTY

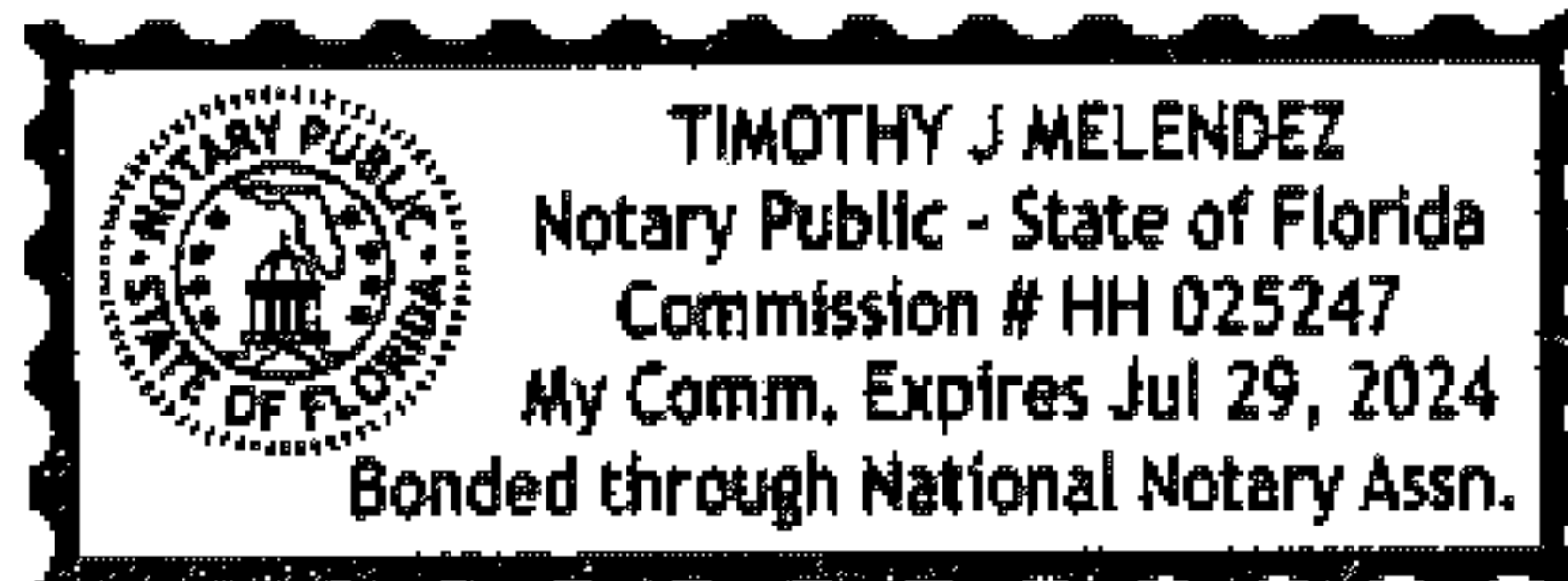
} SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Danita Kay Warren**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11<sup>th</sup> day of June, 2021.

[Signature]  
Notary Public

My Commission Expires: 07/29/2024



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 23  
day of June, 2021.

X [Signature] [Signature]  
Albert Ray Haley and James Pleasant Haley, III as Personal Representatives of the Estate of Montez Swann Haley, deceased Probate Case No. PR-2021-000506

STATE OF ALABAMA  
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Albert Ray Haley and James Pleasant Haley, III as Personal Representatives of the Estate of Montez Swann Haley, deceased Probate Case No. PR-2021-000506**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of  
June, 2021.

[Signature]  
Notary Public

My Commission Expires: 1/6/25

|  |
|--|
| JUSTIN SMITHERMAN<br>Notary Public, Alabama State At Large<br>My Commission Expires Jan. 6, 2025 |
|--|



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

Grantor's Name Albert Ray Haley and James Pleasant Haley,  
III, Personal Representatives of The Estate of Montez Swann  
Haley

Mailing Address 1052 Willow Creek Circle  
Alabaster, AL 35007

Property Address 1052 Willow Creek Circle  
Alabaster, AL 35007

Grantee's Name Jacob Neal Huggins and April Huggins  
Mailing Address 1052 Willow Creek Circle  
Alabaster, AL 35007

Date of Sale June 23, 2021  
Total Purchase Price \$230,000.00

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 ☐ Appraisal  
☐ Sales Contract ☐ Other: \_\_\_\_\_  
☒ Closing Statement

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 June 23, 2021

Print: Justin Smitherman

☐ Unattested \_\_\_\_\_  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/23/2021 12:09:46 PM  
\$46.00 BRITTANI  
20210623000305660

*Allen S. Byrd*

Form RT-1