

20211220000599260
12/20/2021 10:29:08 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jody L. Wigley and Jillian A. Wigley 464 Green
Glade Rd
Birmingham, AL 35244

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEN2100154

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Carla Jean Payne Clower, as Personal Representative of the Estate of Betty Joyce Harpst Douglas, deceased, Shelby County Case No. PR-2020-00098**, whose address is 4353 Heritage View Rd, Birmingham AL 35242, (hereinafter "Grantor", whether one or more), by **Jody L. Wigley and Jillian A. Wigley**, whose address is 464 Green Glade Rd, Birmingham, AL 35244, (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 **Jody L. Wigley and Jillian A. Wigley, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 464 Green Glade Rd, Birmingham, AL 35244, to-wit:**

Lot 5, Block 2, according to the Survey of Havenwood Park, Second Sector, as recorded in Map Book 10, Pages 47A and B, in the Probate Office of Shelby County, Alabama.

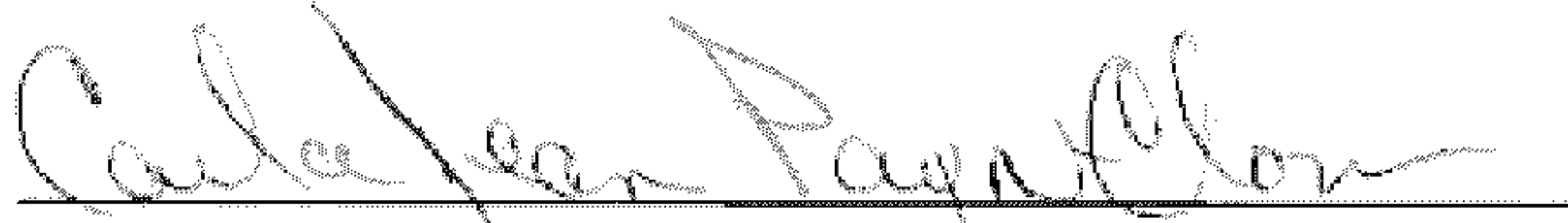
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$390,000.00 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 December, 2021.

**Estate of Betty Joyce Harpst Douglas,
deceased, Shelby County Case No. PR-2020-
000988**



**By: Carla Jean Payne Clower,
Personal Representative**

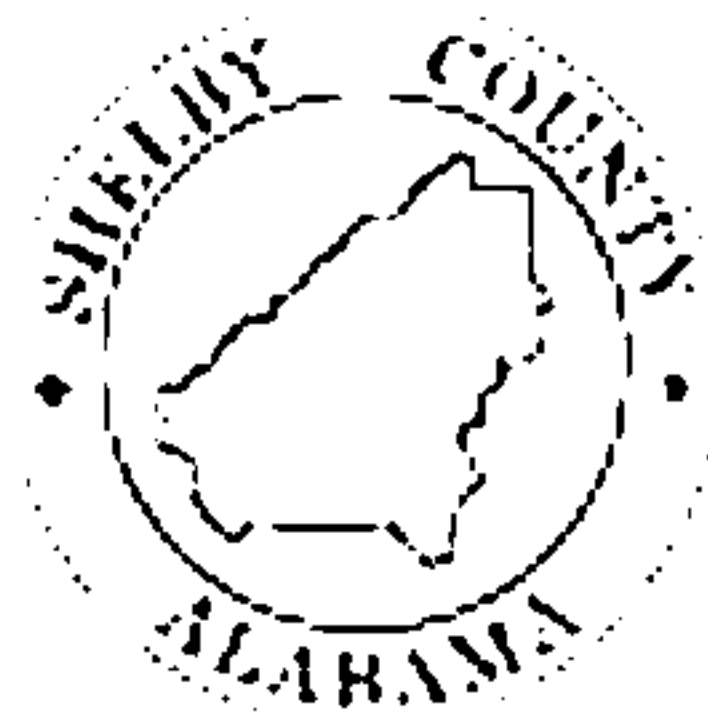
**State of Alabama
County of Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Carla Jean Payne Clower as Personal Representative of the Estate of Betty Joyce Harpst Douglas, deceased, Shelby County Case No. PR-2020-000988**, whose name(s) 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, as such Personal Representative, and with full authority, executed the same voluntarily, acting in her capacity as Personal Representative.

Given under my hand and official seal on this 13th day of December, 2021.



Notary Public



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/20/2021 10:29:08 AM
\$185.00 JOANN
20211220000599260**

Allie S. Boyd