

THIS INSTRUMENT PREPARED BY:
Alan C. Keith
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Ouida L. Wiggs
558 Matador Drive
Chelsea, AL 35043

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **FIVE HUNDRED THOUSAND AND 00/100 (\$500,000.00)** DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **James Michael Huckestein, and spouse, Amy Umfress Huskestein**, acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Ouida L. Wiggs** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

Lot 3-A, according to the Recorded Plat for High Chaparral Resurvey as recorded in Map Book 56, Page 40 in the Probate Office of Shelby County, Alabama.

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

Property Address: **558 Matador Drive Chelsea, AL 35043**

\$425,000.00 of the above-recited purchase price was paid from a mortgage loan Closed simultaneously herein.

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 GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 herein above 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 GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **31st day of October, 2022.**

James Michael Huckestein
James Michael Huckestein
Amy Umfress Huckestein, by her attorney-in-fact
James Michael Huckestein
Amy Umfress Huskestein, by her Attorney-in-Fact, James Michael Huckestein

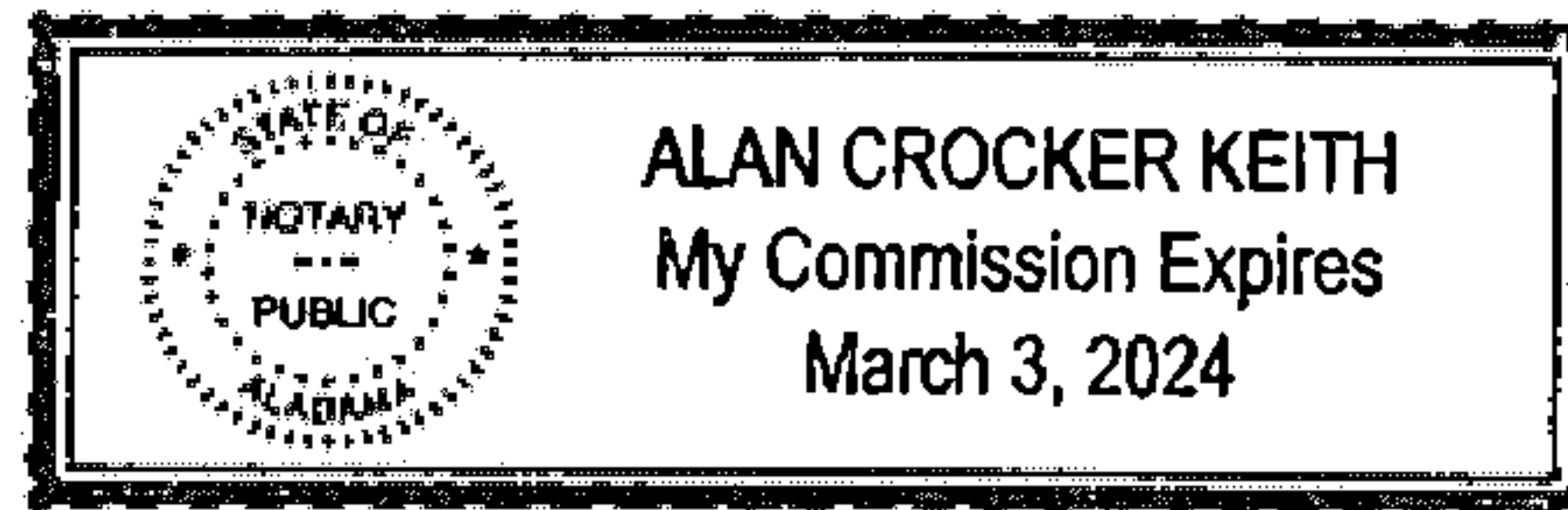
STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James Michael Huckestein**, 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 signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **31st day of October, 2022.**

[Signature]

NOTARY PUBLIC
My Commission Expires: **03/03/2024**



STATE OF ALABAMA)
JEFFERSON COUNTY)

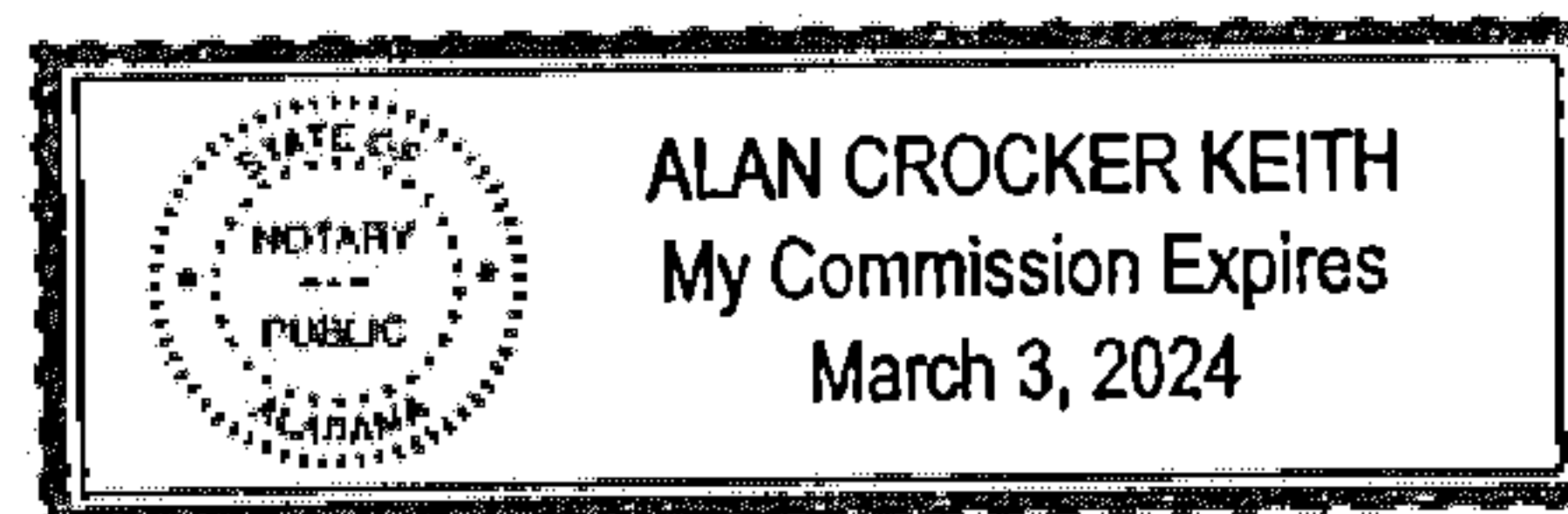
I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that **James Michael Huckestein**, whose name as Attorney-in-Fact for **Amy Umfress Huckestein**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he in his capacity as such Attorney-in-Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the **31st day of October, 2022.**

[Signature]

Notary Public

My commission expires: **03/03/2024**



Real Estate Sales Validation Form

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

Grantor's Name James Michael Huckestein and Amy Umfress Huckestein, by her Attorney-in-Fact, James Michael Hudkestein
 Mailing Address 536 Matador Drive
Chelsea, AL 35043

Grantee's Name Ouida L. Wiggs
 Mailing Address 558 Matador Drive
Chelsea, AL 35043

Property Address 558 Matador Drive
Chelsea, AL 35043

Date of Sale October 31, 2022
 Total Purchase Price \$500,000.00
 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

Appraisal
 Other: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 10/31/2022 03:10:40 PM
 \$103.00 JOANN
 20221031000408580

Closing Statement

Allen S. Boyd

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 10-31-2022 Print Alan C. Keith

Unattested

(verified by)

Sign Alan C. Keith
 (Grantor/Grantee/ Owner/Agent) circle one