

This Instrument was Prepared by:

Send Tax Notice To: Kevin R. Wiggins
Susan A. Wiggins

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-29007

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eight Thousand Dollars and No Cents (\$108,000.00)**, 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, I or we, **Kathy C. Oakes, a single woman and David C. Oakes and wife, April J. Oakes** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kevin R. Wiggins and Susan A. Wiggins**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2023 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

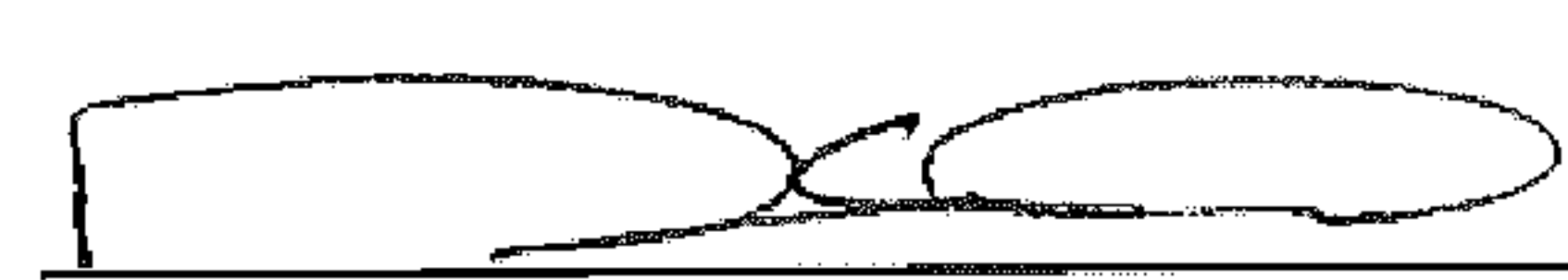
\$80,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

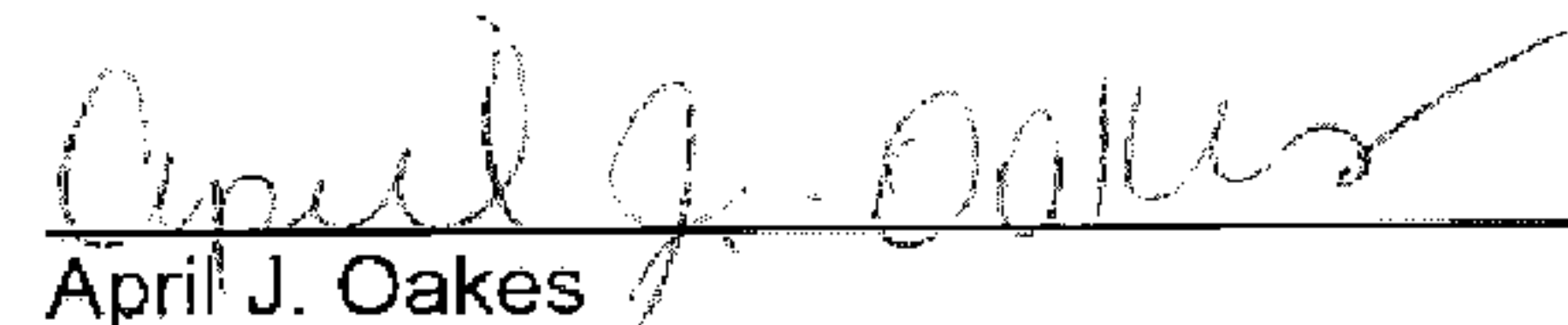
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of March, 2023.


Kathy C. Oakes


David C. Oakes



April J. Oakes

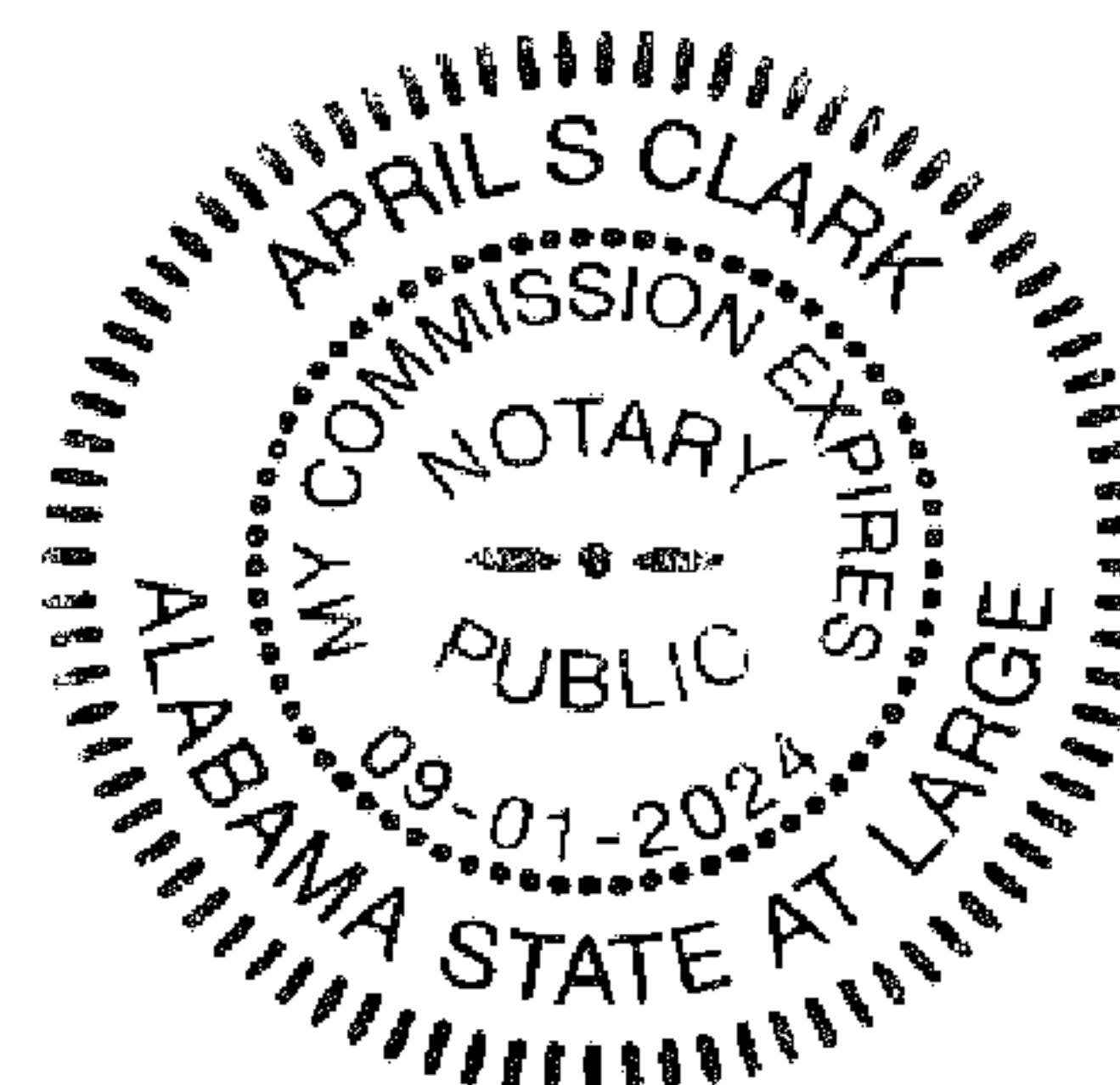
State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Kathy C. Oakes, David C. Oakes, and April J. Oakes, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of March, 2023.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024



**EXHIBIT "A"
LEGAL DESCRIPTION**

TRACT 1:

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 16, and the Northeast quarter of the Southeast quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence run South along the East line of said quarter-quarter section for a distance of 659.19 feet to an iron pin set; thence turn an angle to the right of 89 degrees 14 minutes 58 seconds and run in a Westerly direction for a distance of 1,765.92 feet to an iron pin found on the Northeast right of way line of Shelby County Highway No. 5; thence turn an angle to the right of 83 degrees 02 minutes 18 seconds and run in a Northwesterly direction along said Northeast right of way line for a distance of 592.23 feet to a point on a curve to the right, having a central angle of 00 degrees 44 minutes 12 seconds and a radius of 3,234.00 feet; thence run in a Northwesterly direction along said Northeast right of way line and also along the arc of said curve for a distance of 41.59 feet to an iron pin found; thence turn an angle to the right of 96 degrees 36 minutes 25 seconds from the chord of last stated curve and run in an Easterly direction for a distance of 529.62 feet to an iron pin found; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northerly direction for a distance of 30.00 feet to an iron pin found on the North line of said quarter-quarter Section; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in an Easterly direction along the North line of said quarter-quarter Section for a distance of 1,317.67 feet to the point of beginning.

LESS AND EXCEPT the following parcels:

PARCEL I:

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 16, and the Northeast quarter of the Southeast quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 16; thence run South along the East line of said quarter-quarter section for a distance of 659.19 feet to an iron pin found; thence turn an angle to the right of 89 degrees 14 minutes 58 seconds and run in a Westerly direction for a distance of 1,765.92 feet to an iron pin found on the Northeast right of way line of Shelby County Highway No. 5; thence turn an angle to the right of 83 degrees 02 minutes 18 seconds and run in a Northwesterly direction along said Northeast right of way line for a distance of 562.23 feet to the point of beginning; thence continue along last stated course for a distance of 30.00 feet to a point on a curve to the right, having a central angle of 00 degrees 44 minutes 12 seconds and a radius of 3,234.00 feet; thence run in a Northwesterly direction along said Northeast right of way line and also along the arc of said curve for a distance of 41.59 feet to an iron pin found; thence turn an angle from the chord of last stated curve to the right of 117 degrees 55 minutes 54 seconds and run in a Southeasterly direction for a distance of 177.50 feet to a point; thence turn an angle to the right of 21 degrees 14 minutes 53 seconds and run in a Southeasterly direction for a distance of 191.03 feet to a point; thence turn an angle to the left of 42 degrees 34 minutes 22 seconds and run in an Easterly direction for a distance of 350.00 feet to a point; thence turn an angle to the right of 83 degrees 02 minutes 18 seconds and run in a Southeasterly direction for a distance of 150.00 feet to a point; thence turn an angle to the right of 27 degrees 32 minutes 58 seconds and run in a Southwesterly direction for a distance of 200.00 feet to a point; thence turn an angle to the right of 69 degrees 24 minutes 44 seconds and run in a Westerly direction for a distance of 300.00 feet to a point; thence turn an angle to the right of 57 degrees 13 minutes 11 seconds and run in a Northwesterly direction for a distance of 545.72 feet to the point of beginning.

PARCEL II:

All N1/2 of the NE 1/4 of the SE 1/4 Section 17, Township 21 South, Range 1 East, lying East of Shelby County Highway 5 and South of Parcel I as described above.

TRACT 2:

A 30-foot strip, the North side being more particularly described as follows:

Begin at a point 30 feet East of the SW corner along the South line of the SW 1/4 of the NW 1/4 of Section 16, Township 21 South, Range 1 East; thence run West 30.00 feet; thence 1 degree 05 minutes 44 seconds right run Westerly 523.62 feet to the Easterly right of way of Shelby County Highway 5 and the point of ending. Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/24/2023 03:51:40 PM
 \$137.00 JOANN
 20230324000083510

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Kathy C. Oakes David C. Oakes April J. Oakes	Grantee's Name	Kevin R. Wiggins Susan A. Wiggins
Mailing Address	<u>1155 HWYS</u> <u>Wilsonville AL 35186</u>	Mailing Address	<u>150 Joal Ln</u> <u>Wilsonville AL</u> <u>35186</u>
Property Address	<u>0 Highway 5</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 23, 2023</u>
		Total Purchase Price	<u>\$108,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 March 21, 2023

Print Kathy C. Oakes

Unattested

 (verified by)

Sign Kathy C. Oakes

 (Grantor/Grantee/Owner/Agent) circle one