

Send Tax Notice To & This Instrument Prepared By:
Frank Riggs
1046 Chancellor Ferry Loop
Harpersville, AL 35078



20230331000090460 1/4 \$661.00
Shelby Cnty Judge of Probate, AL
03/31/2023 01:41:51 PM FILED/CERT

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Six Hundred and Thirty Thousand Dollars (\$630,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I or we,

Michelle D. Hickerson and David E. Maney, wife and husband,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frank Riggs and Sharon Riggs,

(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

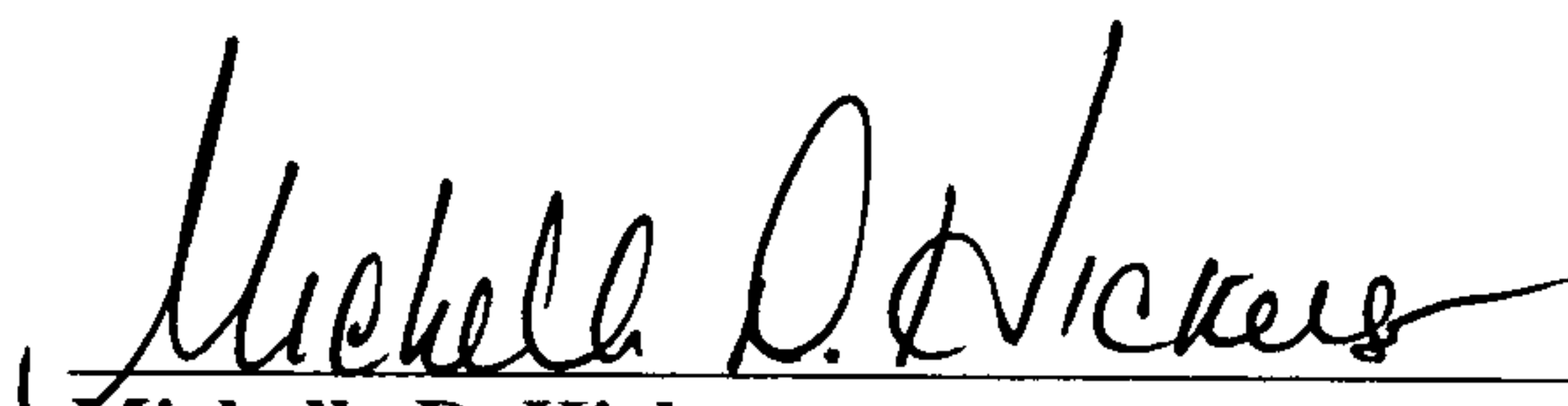
Michelle D. Hickerson is one and the same person as Michelle H. Maney.

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/or assigns of such survivor forever, together with every contingent remainder and right of reversion.

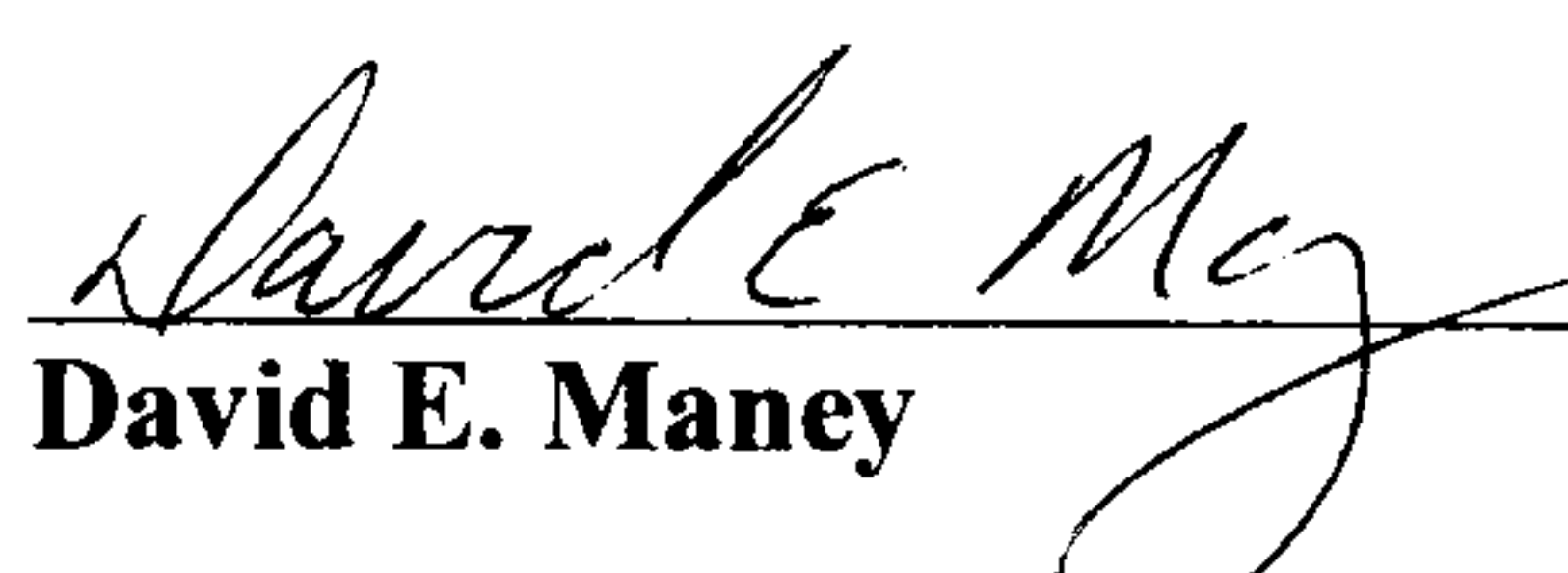
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this

22nd day of March, 2023.



Michelle D. Hickerson (Seal)



David E. Maney (Seal)

STATE OF Georgia

COUNTY OF Wayne

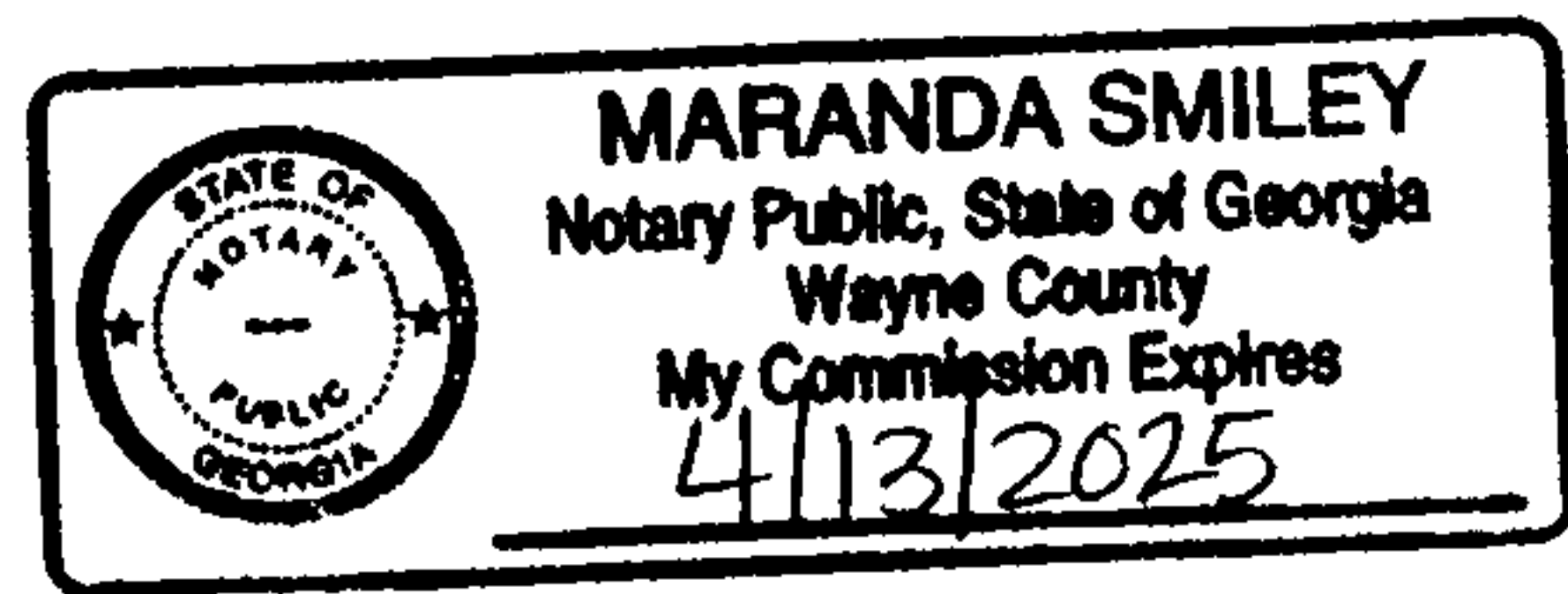
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I, Maranda Smiley, a Notary Public, in and for said County in said State, hereby certify that **Michelle D. Hickerson and David E. Maney**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me 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 this 22nd day of March, 2023.

Maranda Smiley
Notary Public

My Commission Expires: 4/13/25



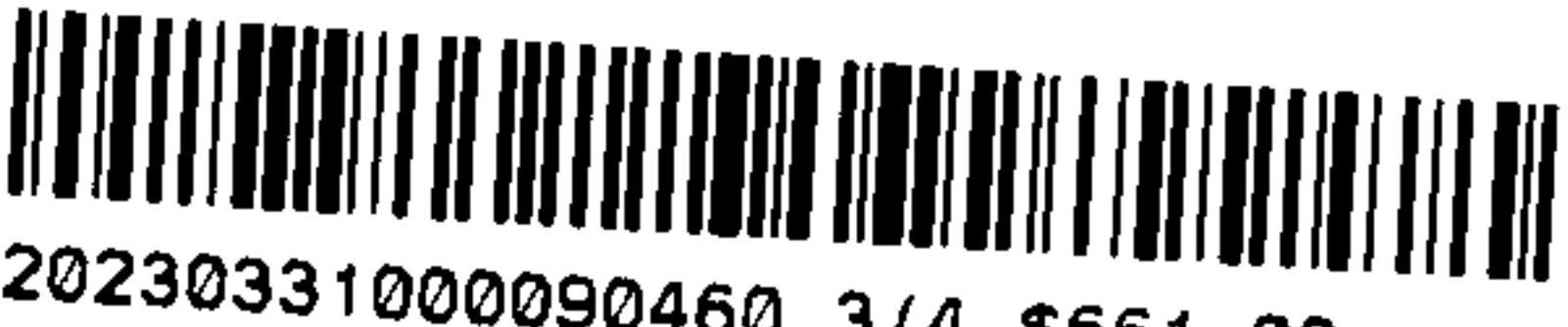

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Exhibit "A" Legal Description

Lot 11, according to the survey of Chancellor's Crossing, as recorded in Map Book 28,
Page 75, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations,
provisions, restrictions, reservations, and rights-of-way of record.

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Real Estate Sales Validation Form

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

Grantor's Name	<u>Michelle D. Hickerson and</u>	Grantee's Name	<u>Frank Riggs and Sharon Riggs</u>
Mailing Address	<u>David E. Maney</u> <u>12 Par Drive</u> <u>Jesup, GA 31546</u>	Mailing Address	<u>1046 Chancellor Ferry Loop</u> <u>Harpersville, AL 35078</u>
Property Address	<u>1046 Chancellor Ferry Loop</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>March 28, 2023</u>
		Total Purchase Price	<u>\$ 630,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" 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 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 3-28-2023 Print Frank Riggs

Unattested Bryan Gregg Sign Frank Riggs
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form