

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Clint Waggoner
2504 Blackridge Cove
Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FOUR HUNDRED TWENTY THOUSAND AND 00/100 Dollars (\$420,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

Yvonne A. Cicio, an unmarried woman

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Clint Waggoner and Leah Waggoner

(hereinafter referred to as “Grantees”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A part of the SE 1/4 of the NE 1/4 of Section 11, Township 21 South, Range 2 West; Beginning at a 5/8 inch rebar being locally accepted as the NW corner of the SE 1/4 of the NE 1/4 of Section 11, Township 21 South, Range 2 West, said point being the Point of Beginning; thence South 03 deg. 26 min. 17 sec, East a distance of 730.52 feet; thence South 30 deg. 47 min. 34 sec. West a distance of 255.03 feet; thence South 30 deg. 49 min. 43 sec. East a distance of 158.39 feet; thence South 60 deg. 08 min. 40 sec. East a distance of 84.45 feet; thence South 03 deg. 26 min. 17 sec. East a distance of 222.57 feet; thence North 88 deg. 31 min, 39 sec. East a distance of 797.42 feet; thence North 41 deg. 12 min. 38 sec. East a distance of 322.29 feet; thence North 48 deg. 26 min, 04 sec. East a distance of 148.83 feet; thence North 28 deg. 34 min. 35 sec. East a distance of 72.73 feet to a point lying on the Westerly right of way of Shelby County Road No. 331, point also being the beginning of a curve to the left, having a radius of 1260.00 feet; a central angle of 09 deg. 23 min, 44 sec. and subtended by a chord which bears North 27 deg. 32 min. 13 sec. West a chord distance of 206,39 feet; thence along the arc a distance of 206.62 feet; thence North 32 deg. 14 min. 04 sec, West a distance of 875.64 feet; thence South 89 deg. 56 min. 10 sec. West and leaving said right of way a distance of 674.17 feet to the Point of Beginning; being situated in Shelby County, Alabama.

- Subject to:
- (1) 2023 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

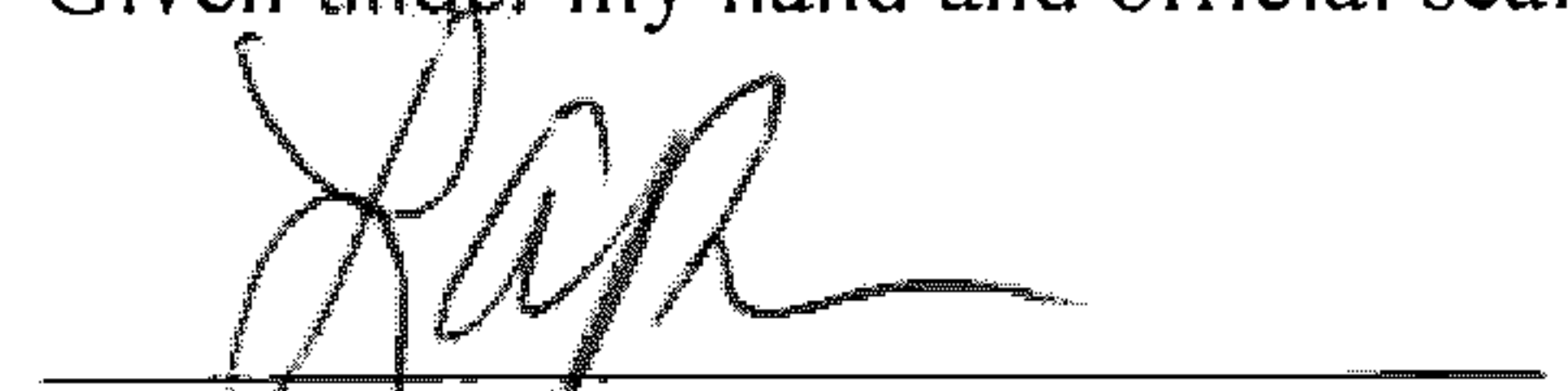
IN WITNESS WHEREOF, I have set my hand and seal, this 5th day of June, 2023

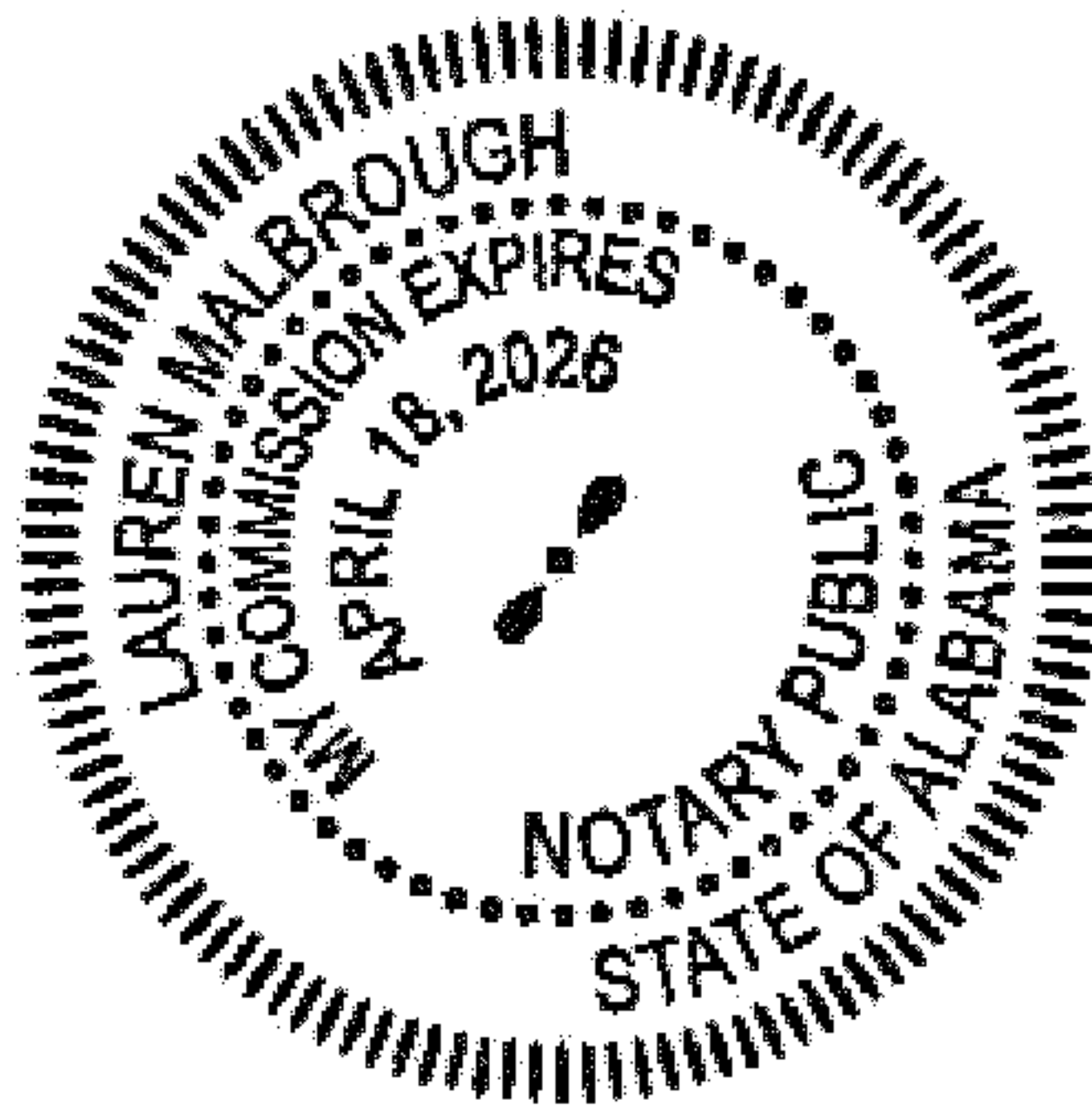

Yvonne A. Cicio

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Yvonne A. Cicio 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2023.


Notary Public: Lauren Malbrough
My Commission Expires: 04/18/2026



Real Estate Sales Validation Form

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

Grantor's Name Yvonne A. Cicio
Mailing Address 3128 Noel Woodrigde Road
Hoover, Al. 35223

Grantee's Name Clint Waggoner
Mailing Address Leah Waggoner
1293 Highway 331
Columbiana, Al. 35051

Property Address 1293 Highway 331
Columbiana, Al. 35051

Date of Sale 6/5/23
Total Purchase Price \$ 420,000.00

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 6/5/23

Print Dawn Bagwell for David P. Condon P.C.

Unattested (verified by)

Sign Dawn Bagwell (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/08/2023 01:51:47 PM
\$448.00 JOANN
20230608000172930

Allen S. Bayl