

Send tax notice to:

ARTHUR V WYDEMON

3115 Sunrise Lane  
Birmingham, AL 35211

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2023297T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **HUDDLESTON RESOURCES, LLC, A LIMITED LIABILITY COMPANY** whose <sup>35242</sup> mailing address is: 1317 BERWICK DR. BIRMINGHAM, AL (hereinafter referred to as "Grantor") by **ARTHUR V WYDEMON and CHERYL LEE WYDEMON** whose property address is: **SEVEN BARKS ROAD, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lots 10 and 14, in Block 1, according to the Survey of Sunrise Subdivision, as recorded in Map Book 3, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and survey of Sunrise Subdivision, as recorded in Map Book 3, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Mineral Deed recorded in Instrument #20060221000084810, in the Probate Office of Shelby County, Alabama.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the said Grantee(s) 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 grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, Huddleston Resources, LLC, by George Huddleston, III, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 25<sup>th</sup> day of August, 2023.

Huddleston Resources, LLC

*[Signature]*

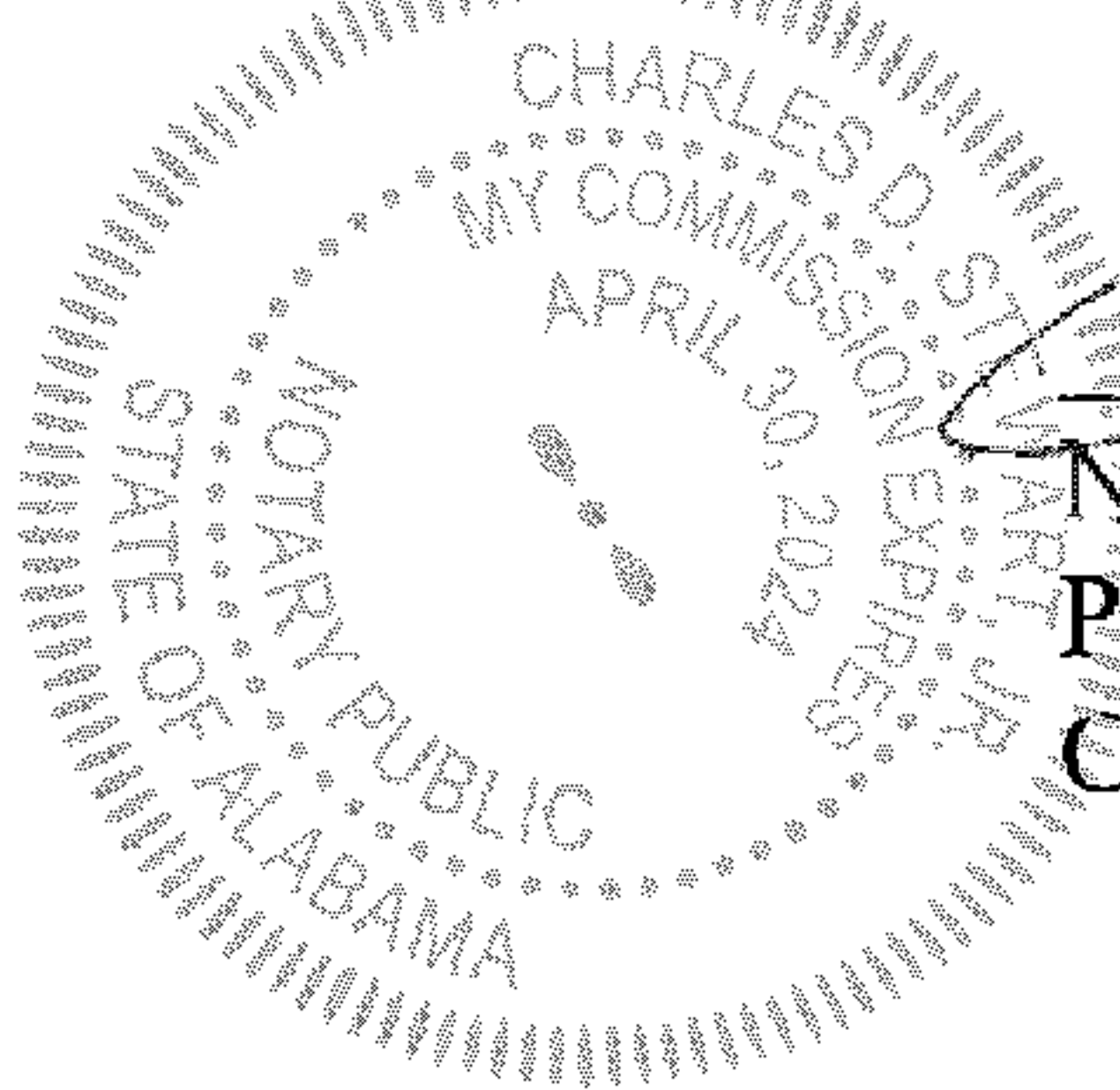
BY: George Huddleston, III

ITS: Member

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Huddleston, III, whose name as Member of Huddleston Resources, LLC, 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 the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 25<sup>th</sup> day of August, 2023.



*[Signature]*  
Notary Public

Print Name:

Commission Expires:

*Charles D. Stewart, Jr.*  
*4-30-24*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/28/2023 11:12:06 AM  
\$50.00 BRITTANI  
20230828000258080

*Allie S. Boyd*