



20231116000336570.1/4 \$60.00
 Shelby Cnty Judge of Probate, AL
 11/16/2023 12:24:28 PM FILED/CERT

This instrument was prepared by:
 Clayton T. Sweeney, Attorney
 2700 Highway 280 East, Suite 160
 Birmingham, AL 35223

Send Tax Notice To:
 Charniece T. Wilcox
 4440 Cahaba River Boulevard
 Hoover, AL 35216

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twenty Five Thousand and No/100 Dollars, (\$425,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **James K. Sidwell and wife, Helen Kim Sidwell** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Charniece T. Wilcox**, (hereinafter referred to as GRANTEES), her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 32-A, according to the Final Plat of the Subdivision of Bent River – Phase IV Resurvey #1, as recorded in Map Book 42, Pages 41A and 41B, in the Probate Office of Shelby County, Alabama.

\$396,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

The above property is conveyed subject to:

- (1) Ad Valorem taxes due and payable October 1, 2024 and all subsequent years thereafter.
- (2) Easement(s), building line(s) and restrictions of record or as shown on recorded map.

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, her heirs, successors, executors, administrators and assigns, in fee simple, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, assigns 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 hereinabove 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; that GRANTORS have a good right to sell and convey the said Real Estate; 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.

Shelby County, AL 11/16/2023
 State of Alabama
 Deed Tax: \$29.00



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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this 4th day of October, 2023

Witness

James K. Sidwell
James K. Sidwell

Witness

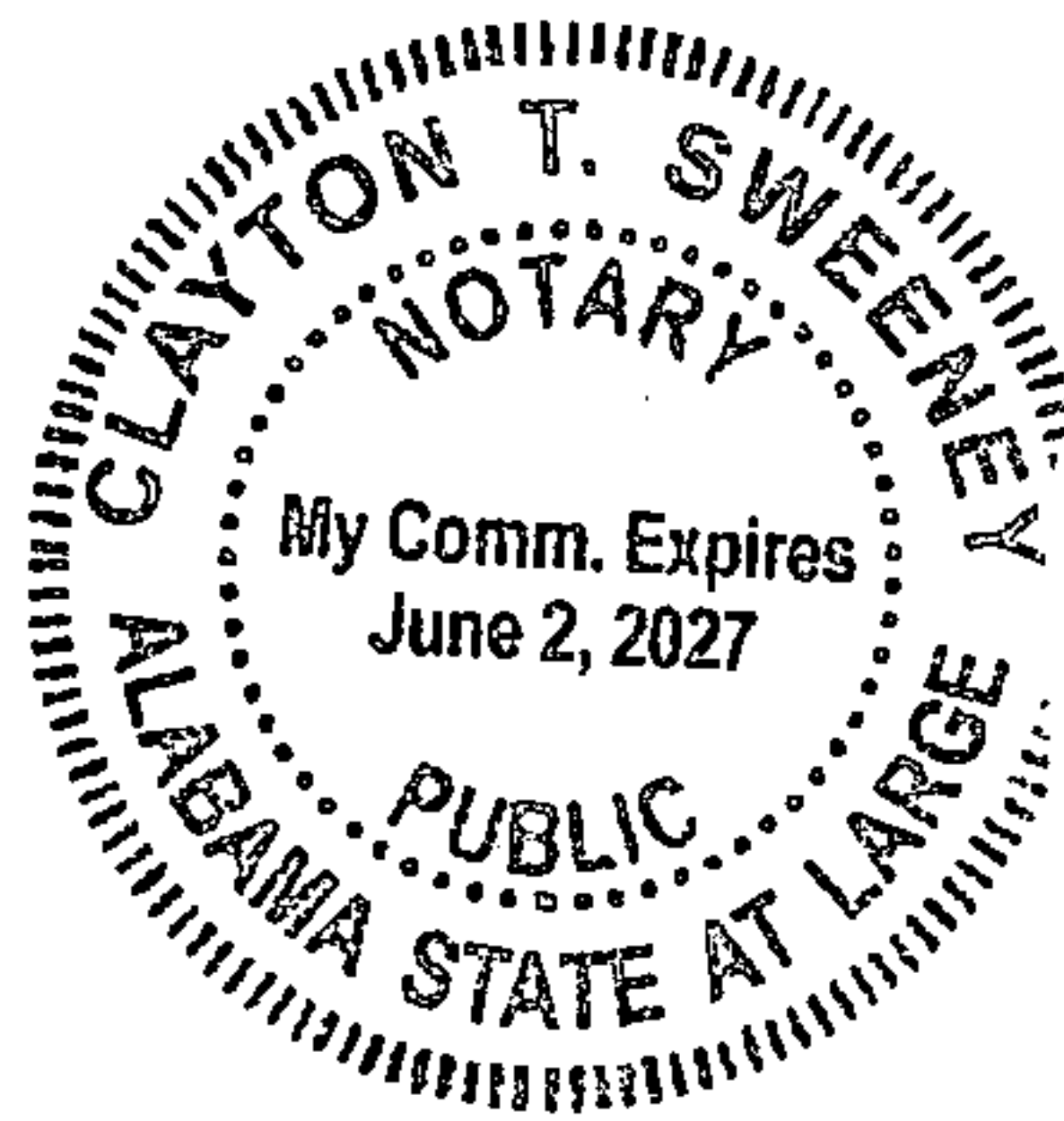
Helen Kim Sidwell
Helen Kim Sidwell

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that James K. Sidwell, a married man, 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 executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of October, 2023.

[Signature]
NOTARY PUBLIC
My Commission Expires: 6-2-2027



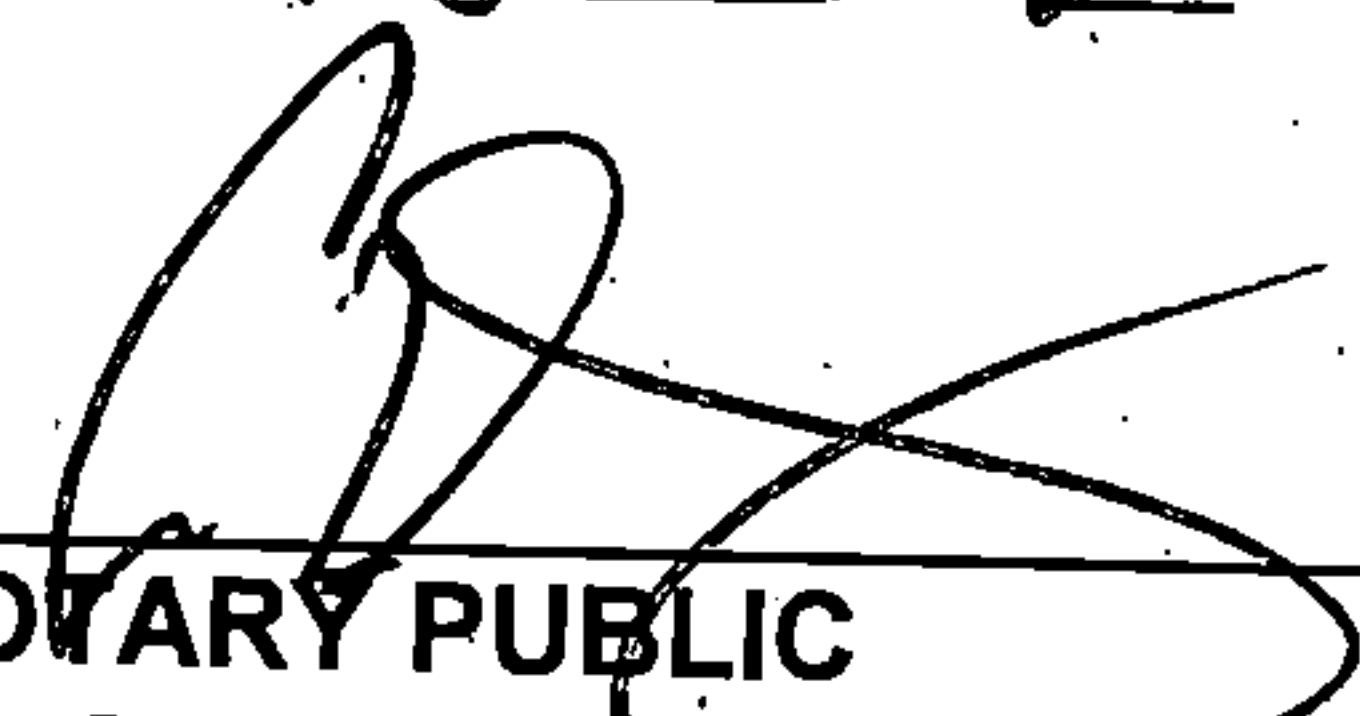
(must affix seal)

STATE OF Alabama
COUNTY OF Jefferson

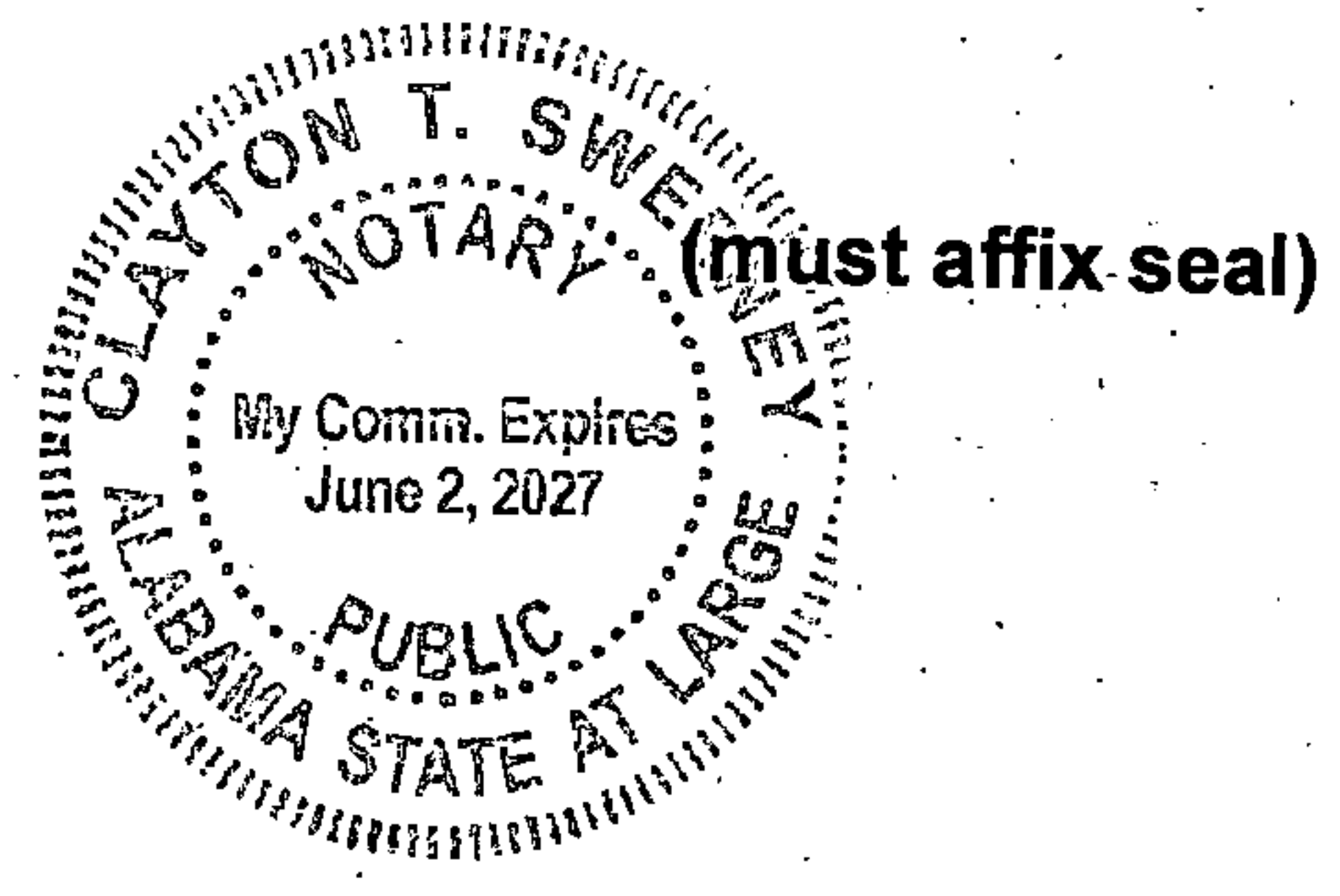

20231116000336570 3/4 \$60.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Helen Kim Sidwell, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of October, 2023.



NOTARY PUBLIC
My Commission Expires: 6-2-2027



Real Estate Sales Validation Form

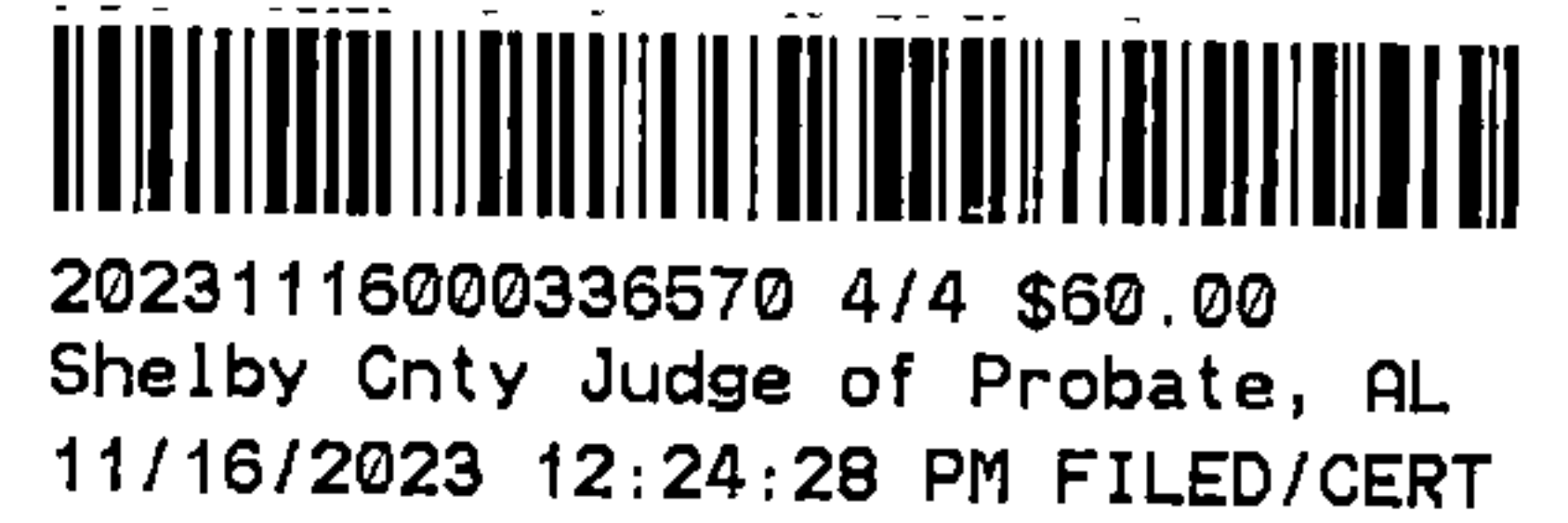
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	James K. Sidwell and Helen Kim Sidwell	Grantee's Name	Charniece T. Wilcox
Mailing Address	c/o Weichert Workforce Mobility, Inc. 800 Hingham Street Suite 101 Rockland, MA 02370	Mailing Address	4440 Cahaba River Blvd Hoover, AL 35216
Property Address	4440 Cahaba River Blvd Hoover, AL 35216	Date of Sale	<u>November 3, 2023</u>

Total Purchase Price	\$ <u>425,000.00</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 type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed |



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 _____

Print James K. Sidwell and Helen Kim Sidwell

Unattested

(verified by)

Sign By: *[Signature]* *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one