

## WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, SHARON LYNN RADIGAN AND SPOUSE, KENNETH JOSEPH RADIGAN, A MARRIED COUPLE, do grant, bargain, sell and convey my interest to SHARON RADIGAN, TRUSTEE OF THE RADIGAN LIVING TRUST, DATED 10/18/23 in and to the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN

Source of Title: Instrument # 20210420000197230

Subject existing covenants and restrictions, easements, building lines and limitations of record.

Remains Homestead of the Grantor.

**This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.**

**TO HAVE AND TO HOLD** unto the said Grantee, their successors and assigns in fee simple, forever.

And I do, for myself and my heirs, executors and administrators, covenant with

the said Grantee, their successors and assigns, that I am lawfully seized in fee simple of said real property, and that it is free from all encumbrances; 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 the said Grantee, their successors and assigns, forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, this 10/18/23.

Sharon Lynn Radigan (SEAL)  
SHARON LYNN RADIGAN

Kenneth Joseph Radigan, Jr. (SEAL)  
KENNETH JOSEPH RADIGAN, JR.

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **SHARON LYNN RADIGAN AND KENNETH JOSEPH RADIGAN, JR. A MARRIED COUPLE** signed to the foregoing conveyance and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10/18/23.

Notary Public

[Signature]  
my comm expires:  
8/18/27

This Instrument was Prepared By:

John Holliman, Esq.

2491 Pelham Pkwy

Pelham, AL 35124

Grantees Address to Send Tax Notice:

403 Wallace Drive

Shelby, AL 35143

Exhibit A:

Lot 5-A, in the 1974 Addition to Shelby Shores, Phase 1, as recorded in the Probate Office of Shelby County, Alabama in Map Book 6, Page 15. Situated in Shelby County, Alabama.

**Real Estate Sales Validation Form**

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

Grantor's Name Sharon Lynn Radigan & Kenneth Joseph Radigan  
 Mailing Address 403 Wallace Drive  
Shelby, AL 35143

Grantee's Name Sharon Radigan Trustee of the  
 Mailing Address Radigan Living Trust dated 10/18/2023  
403 Wallace Drive  
Shelby, AL 35143

Property Address 403 Wallace Drive  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 352,990.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/13/2024 03:33:39 PM  
 S387.00 PAYGE  
 20240213000036760



*Shannon Brubaker*

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 2/13/2024

Print Shannon Brubaker

Unattested

Sign Shannon Brubaker  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)