

SEND TAX NOTICE TO:

Robert Blakley Wigfield, III and Melinda Jill Wigfield
2009 Lime Creek Drive
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTY AND 00/100 (\$520,750.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Stephen K. West and Regina N. West, a married couple**, whose address is *604 E. Rio Grande St. Victoria, TX 72901* (hereinafter "Grantor", whether one or more), by **Robert Blakley Wigfield, III and Melinda Jill Wigfield**, whose address is 2009 Lime Creek Drive, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Robert Blakley Wigfield, III and Melinda Jill Wigfield, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2009 Lime Creek Drive, Chelsea, AL 35043 to-wit:**

Lot 110, according to the Survey of Final Plat of Lime Creek at Chelsea Preserve Sector 3, as recorded in Map Book 36, Page 31, in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$518,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of March, 2024.

Stephen K. West

Stephen K. West

Regina N. West

Regina N. West

STATE OF ALABAMA
COUNTY OF SHELBY

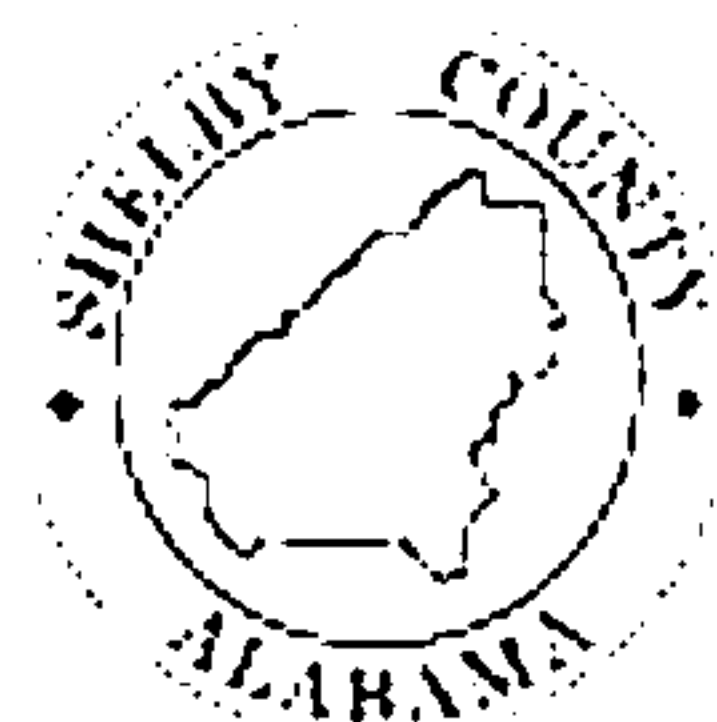
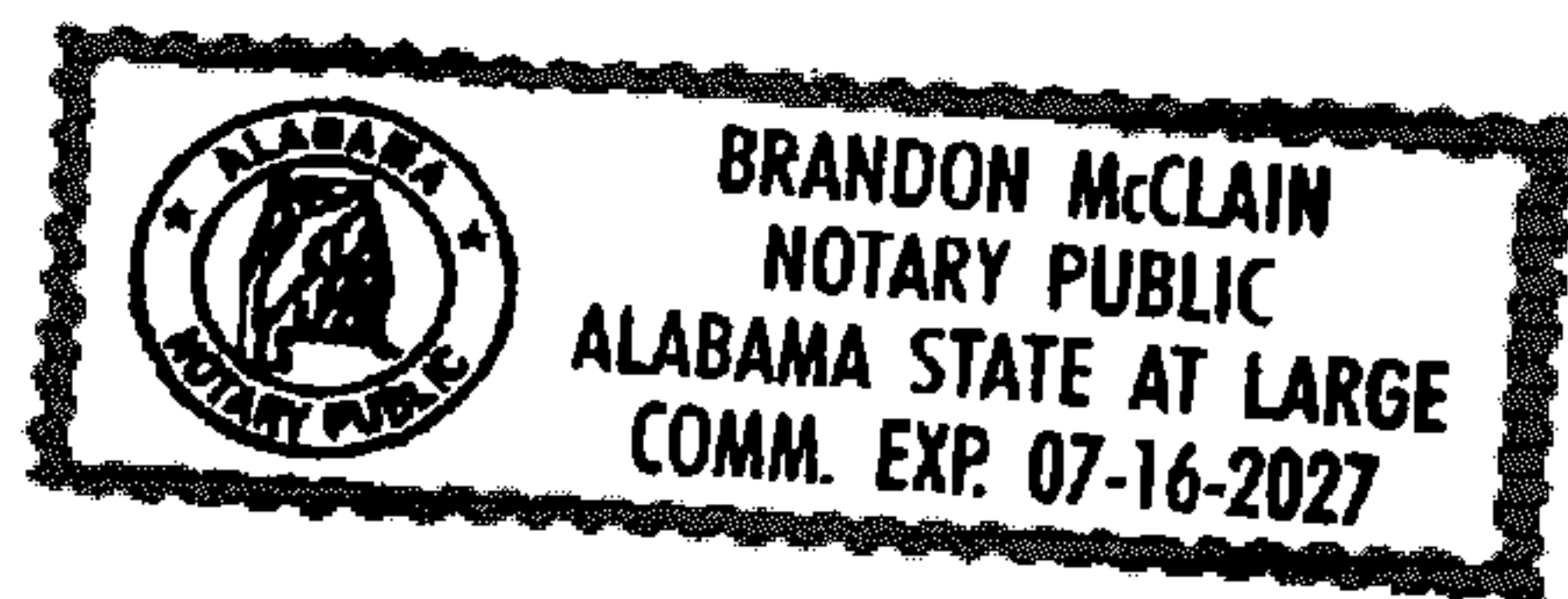
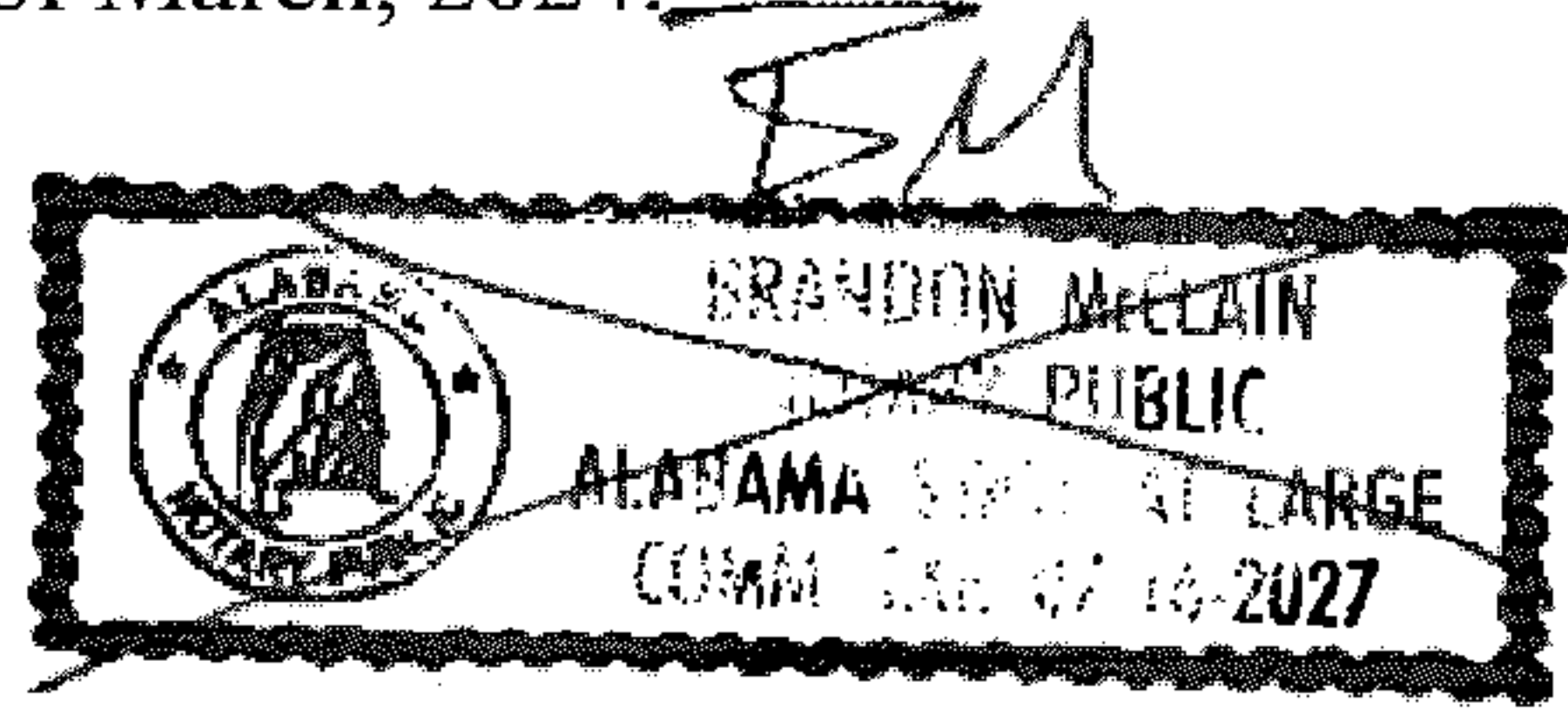
I, the undersigned Notary Public in and for said County and State, hereby certify that Stephen K. West and Regina N. West whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of March, 2024.

Brandon McClain

Notary Public

My Commission Expires: 7-16-2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2024 08:43:34 AM
\$28.00 JOANN
20240305000059470

Allie S. Bayl