

SEND TAX NOTICE TO:  
James Michael Huckestein  
536 Matador Drive  
Chelsea, AL 35043

This Instrument was prepared by:  
C. Ryan Sparks  
Sparks Law Firm, LLC  
2635 Valleydale Road, Ste 200  
Birmingham, AL 35244  
Direct: 205-215-8433

STATE OF ALABAMA

SHELBY COUNTY

### **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PERESENTS: That in consideration of TWO HUNDRED EIGHTY SIX THOUSAND DOLLARS (\$286,000.00), and other valuable consideration to the undersigned GRANTOR, **SHELBY RESOURCES, INC.**, an Alabama limited liability company (herein referred to as "GRANTOR"), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey unto **JAMES MICHAEL HUCKESTEIN and AMY HUCKESTEIN**, (herein referred to as "GRANTEES"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the GRANTOR'S interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

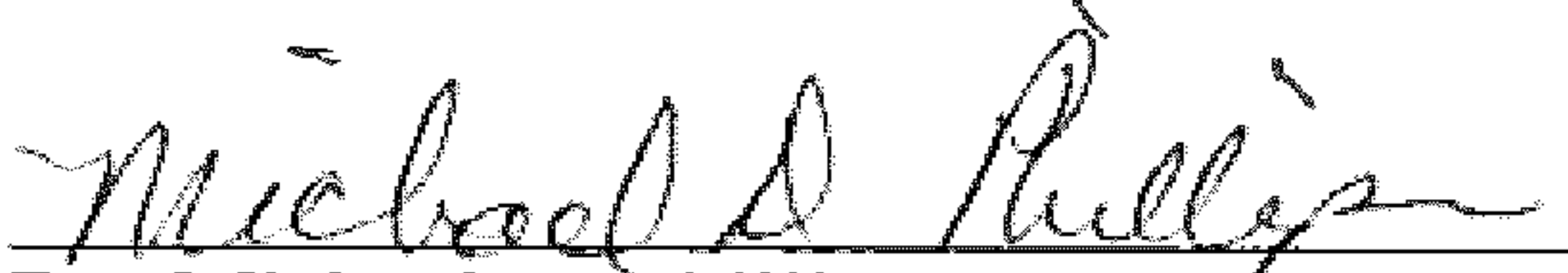
Lot 22, according to the Survey of Shelby Forest Estates, 1st Sector, Phase II, as recorded in Map Book 24, Page 81, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**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 GRANTEES, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, SHELBY RESOURCES, INC., by Michael D. Phillips as its President, who is authorized to execute this conveyance has hereto set its signature and seal this September 13, 2024.

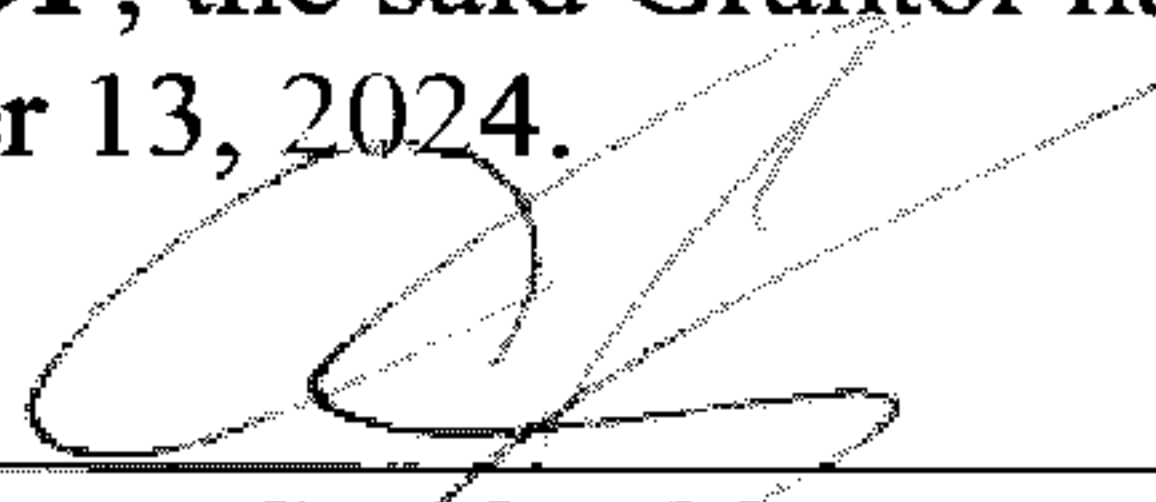
Shelby Resources, Inc.

  
By: Michael D. Phillips  
Its: President

**STATE OF ALABAMA  
COUNTY OF SHELBY**

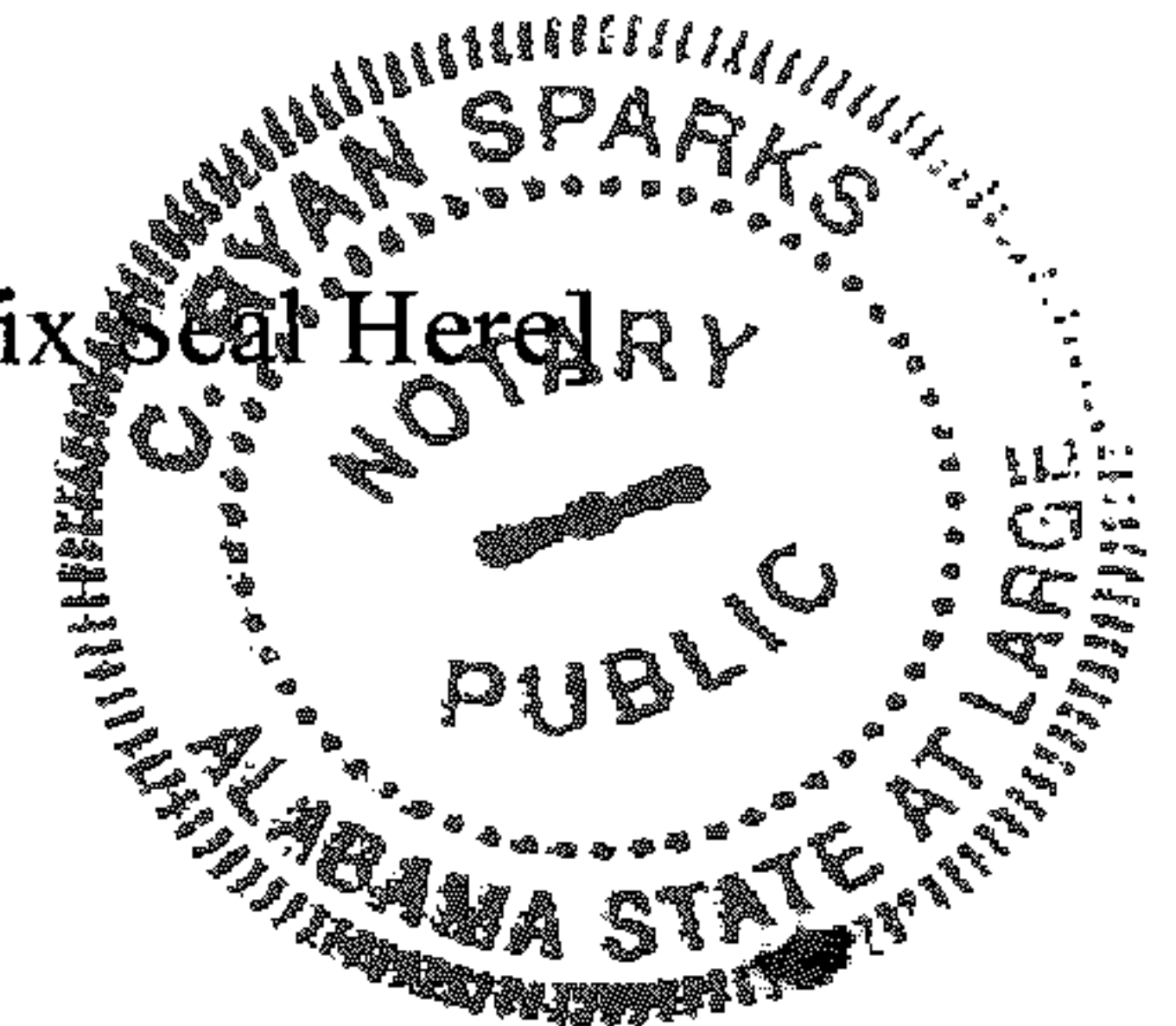
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Michael D. Phillips, whose name as President of Shelby Resources, Inc., an Alabama Corporation, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Michael D. Phillips as President of Shelby Resources, Inc. executed the same voluntarily with full authority as said President for said corporation, on the day the same bears date.

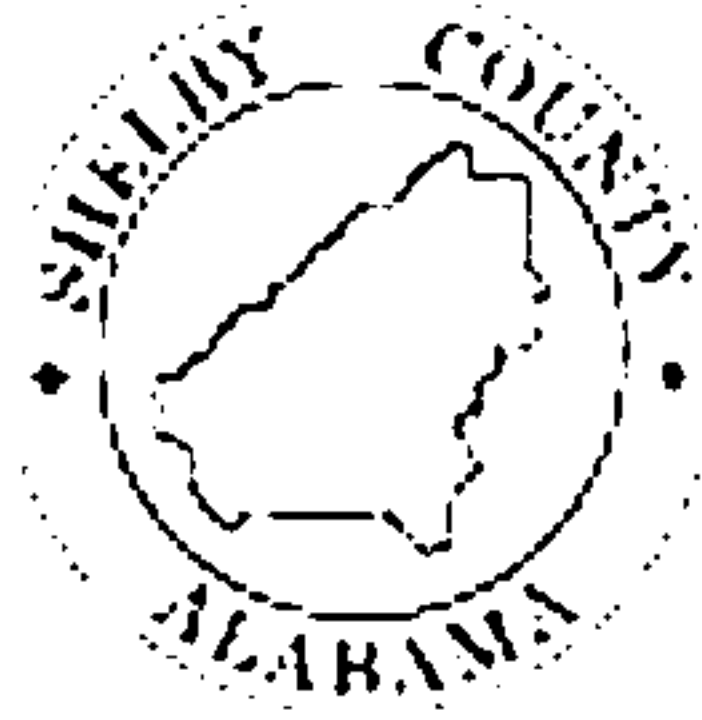
**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of September 13, 2024.

  
C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027

[Affix Seal Here]





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/16/2024 01:07:22 PM  
 \$99.50 JOANN  
 20240916000287630

*Allie S. Bayl*

**Real Estate Sales Validation Form**

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

Grantor's Name <u>Shelby Resources, Inc.</u> Mailing Address _____ P.O. Box _____ Pelham, AL 35124	Grantee's Name <u>James Michael Huckestein</u> Mailing Address <u>Amy Huckestein</u> 536 Matador Drive Chelsea, AL 35043
Property Address <u>315 Shelby Forest Drive</u> <u>Chelsea, AL 35043</u>	Date of Sale <u>9/13/24</u> Total Purchase Price \$ <u>286,000.00</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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 9/13/24

Print C. Ryan Sparks

\_\_\_\_\_  
 Unattested  
 (verified by)

\_\_\_\_\_  
 Sign  
 (Grantor/Grantee/Owner/Agent) circle one