

THIS CONVEYANCE CREATED WITHOUT BENEFIT OF ANY TITLE SEARCH.

This instrument prepared by:
Virginia E. Miller
Anderson/Miller Law Firm, LLC
2 Office Park Circle, Ste 207
Birmingham, Alabama 35223

Send tax notice to:

Monica Saenz
2525 Comanche Drive
Birmingham, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

Know All Men By These Presents,

STATUTORY WARRANTY



20250319000081070 1/2 \$249.00
Shelby Cnty Judge of Probate, AL
03/19/2025 08:59:30 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten AND 00/100 (\$10.00) DOLLARS and other consideration to
the undersigned Grantor (whether one or more), to wit; GREGORY SCOTT HICKS, a married man, in
hand paid by MONICA SAENZ, the receipt of which is hereby acknowledged, I, the said Gregory Scott
Hicks, a married man, does hereby grant, bargain, sell and convey unto the said MONICA SAENZ, the
following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

Parcel 1: Lot 64, according to a resurvey of Final Plat of High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.

Property Address: 114 High Ridge Trace, Pelham, Alabama.

Parcel 2: Lot 100 according to the Survey of Summerbrook, Sector 5, Phase 1, as recorded in Map Book 21, Page 55, in the Probate Office of Shelby County, Alabama; being situation in Shelby County, Alabama.

Property Address: 128 Blue Spring Place, Alabaster, Alabama 35007.

Subject to all restrictions, reservations, easements and rights of way of public record.

This property is not the homestead of the undersigned grantor, or her spouse.

This conveyance also conveys any structures or attachments to the real property.

Description provided by Grantee.

TO HAVE AND TO HOLD unto MONICA SAENZ and her successors and assigns forever.

This deed is being executed pursuant to a divorce action currently pending.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 12th day of July, 2025.

 (SEAL)
GREGORY SCOTT HICKS

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me the undersigned, a Notary Public in and for said county and state personally appeared **GREGORY SCOTT HICKS**, 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 conveyance, she has executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me this the 12th day of March, 2025.

NOTARY PUBLIC

NOTARY PUBLIC
My Commission Expires: 6-30-27

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Gregory Scott Hicks
2241 Cumberland Lake Drive
Pinson, AL 35126

Grantee's Name Monica Sauer
Mailing Address 2525 Laminate Drive
Birmingham, AL 35244

Property Address

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 447,700

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 1/2 223,850

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, i

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

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one