

Prepared by:  
Cynthia A. Martin  
1780 Gadsden Highway  
Birmingham, AL 35235  
File No.: 2025-7989

Send Tax Notice To:  
John M. Giddens, Jr. and Mary M.  
Giddens

152 Biltmore DR

Birmingham, AL 35242

**GENERAL WARRANTY DEED**  
**Joint Tenancy With Right of Survivorship**

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**State of Alabama**  
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of SIX HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS (\$635,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Charlene Kuykendall, a single woman and Kendall E. Swanson, a single woman, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto John M. Giddens, Jr. and Mary M. Giddens, husband and wife (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Lot 18, according to the Survey of Habersham Place, as recorded in Map Book 37, Page 1 A & B, in the Probate Office of Shelby County, Alabama

**SUBJECT TO:** (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

**NOTE:** \$571,500.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

**NOTE:** This property is NOT the homestead of the Grantor Kendall E. Swanson or their spouse as defined by the Code of Alabama.

**NOTE:** Kendall E. Swanson is one and the same person as Kendall Swanson.

**NOTE:** Grantor Charlene Kuykendall is relinquishing her right to occupy subject property until October 11, 2025.

**TO HAVE AND TO HOLD**, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**General Warranty Deed Signature page**

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 21st day of July, 2025.

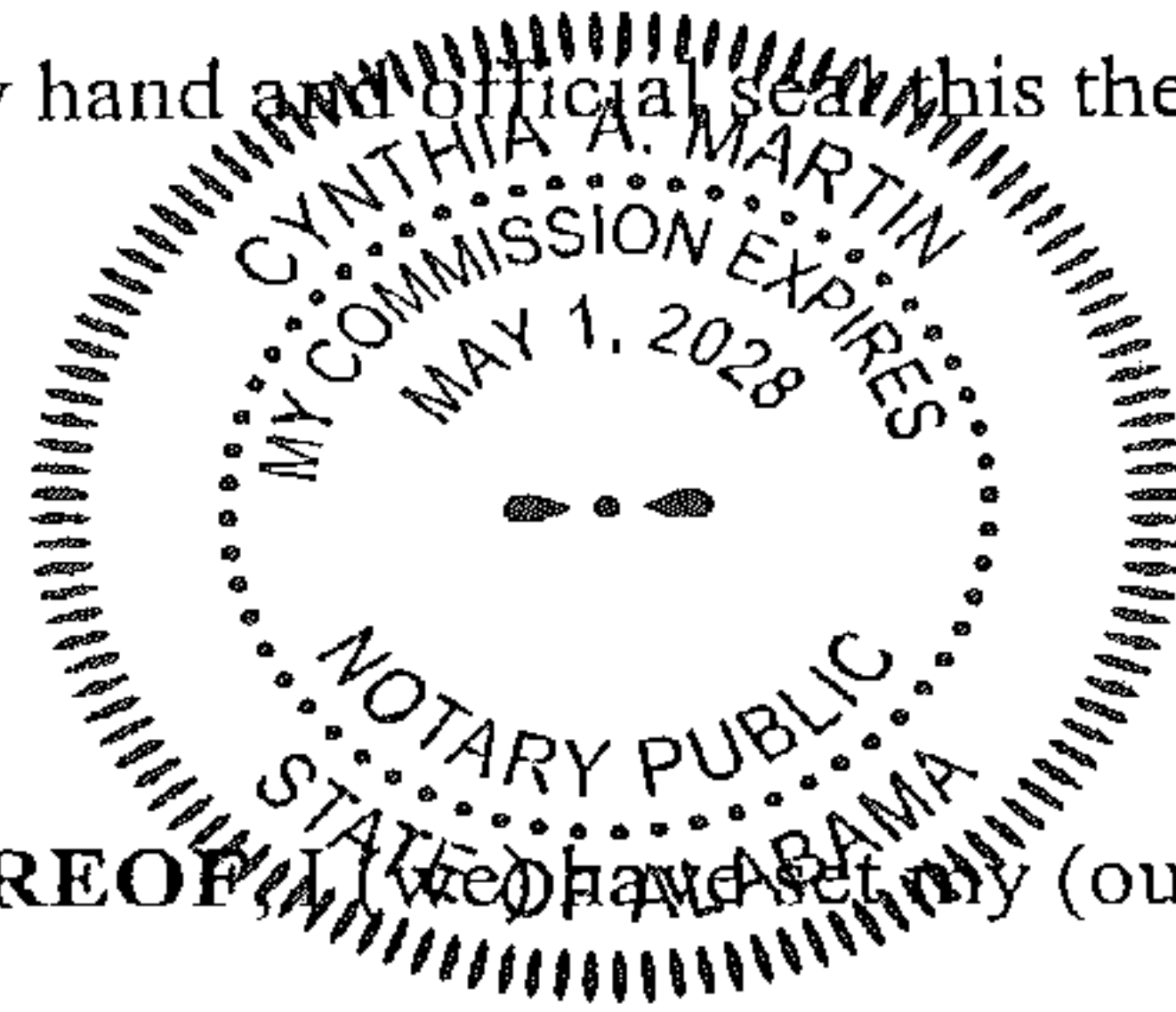
Charlene Kuykendall

Charlene Kuykendall

**State of Alabama**  
**County of Jefferson**

I, Cynthia A. Martin, a Notary Public in and for said County in said State, hereby certify that Charlene Kuykendall whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 21st day of July, 2025.



Cynthia A. Martin

Notary Public: Cynthia A. Martin  
My Commission Expires: May 1, 2028

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 21st day of July, 2025.

Kendall Swanson

Kendall Swanson

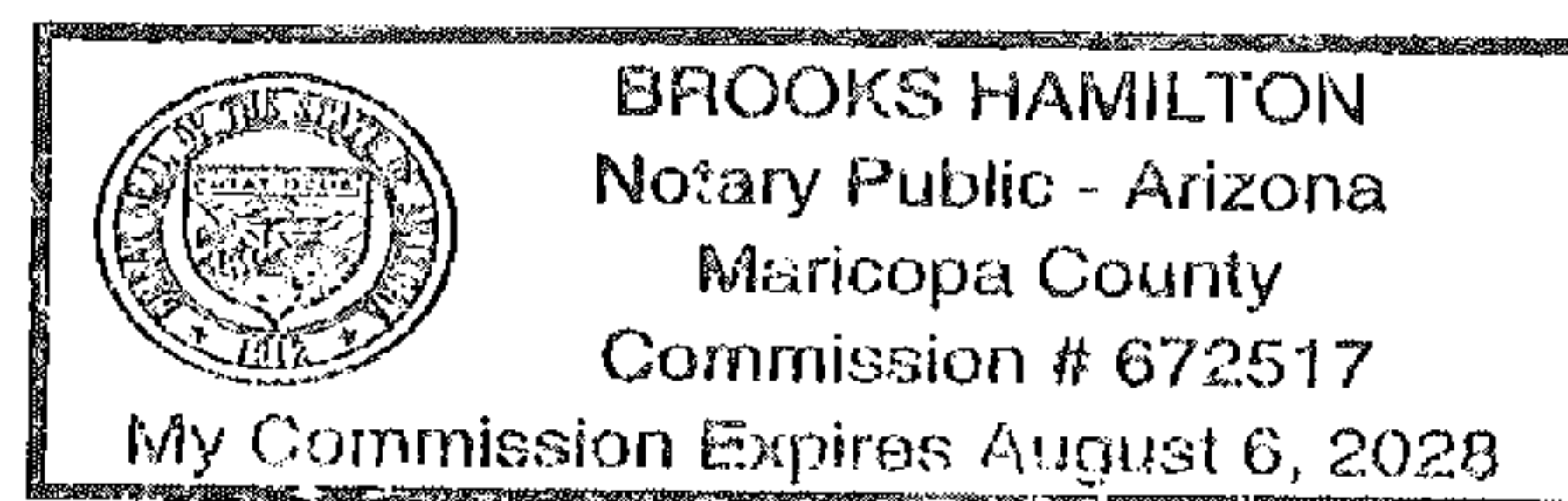
**State of**  
**County of**

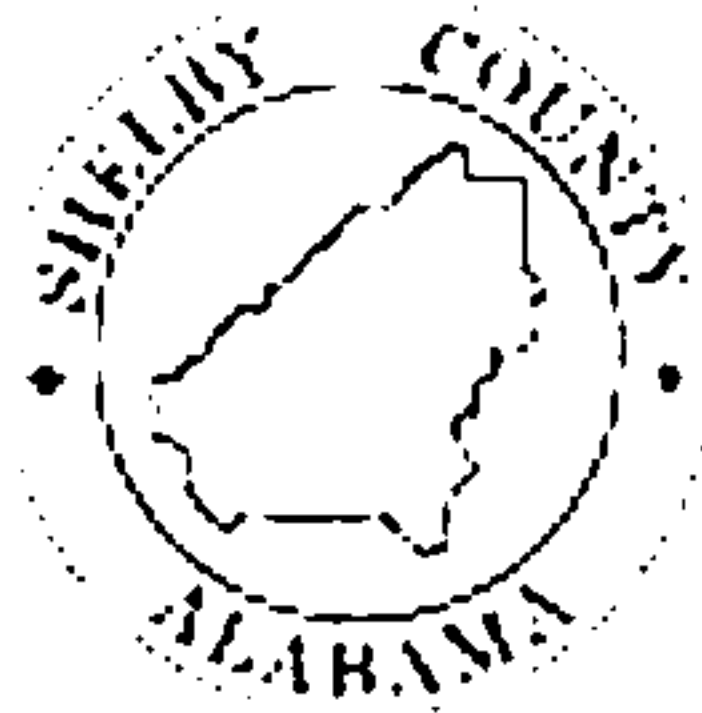
I, Brooks Hamilton a Notary Public in and for said County in said State, hereby certify that Kendall Swanson whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 17 day of July, 2025.

Brooks Hamilton

Notary Public:  
My Commission Expires: August 6, 2028





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/24/2025 08:44:48 AM  
\$92.50 JOANN  
20250724000224290

*Allen 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>Charlene Kuykendall and Kendall Swanson</u>	Grantee's Name	<u>John Giddens and Mary Giddens</u>
Mailing Address	<u>228 Crest Lake DR Hoover, AL 35244</u>	Mailing Address	<u>152 Biltmore DR Birmingham, AL 35242</u>
Property Address	<u>152 Biltmore Drive Birmingham, AL 35242</u>	Date of Sale	<u>07/21/2025</u>
		Total Purchase Price	<u>\$\$635,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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).

Name: Charlene Kuykendall and Kendall Swanson

Date: 21st day of July, 2025

*Charlene Kuykendall*

Charlene Kuykendall

*Cynthia Adams* (Verified)

Date: 17 day of July, 2025

*Kendall Swanson*

Kendall Swanson

*Angela Hales* (Verified)