



20250912000276800 1/3 \$659.00
Shelby Cnty Judge of Probate, AL
09/12/2025 02:33:01 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Mark W. Macoy, Esq.
Mark W. Macoy, LLC
300 Vestavia Parkway, Suite 2300
Vestavia Hills, AL 35216
(205) 795-2080

SEND TAX NOTICE TO:

Carlton David Huggins &
Susan Simmons Huggins, Trustees
305 Griffin Park Trace
Birmingham, AL 35242

(THIS INSTRUMENT WAS PREPARED WITHOUT EXAMINATION OF TITLE)

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **CARLTON DAVID HUGGINS AND SUSAN SIMMONS HUGGINS**, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell and convey unto **CARLTON DAVID HUGGINS AND SUSAN SIMMONS HUGGINS**, as Trustees of the **CARLTON DAVID HUGGINS AND SUSAN SIMMONS HUGGINS REVOCABLE TRUST DATED AUGUST 25, 2025** (herein referred to as "Grantees"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot B-2, according to the Survey of Griffin Park at Eagle Point Sector 2, Phase 1, as recorded in Map Book 48, Page 98, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, liens, easements, restrictions, and limitations, if any, of record.

This property is the homestead of the Grantors and Grantees. Grantors and Grantees are one and the same persons.

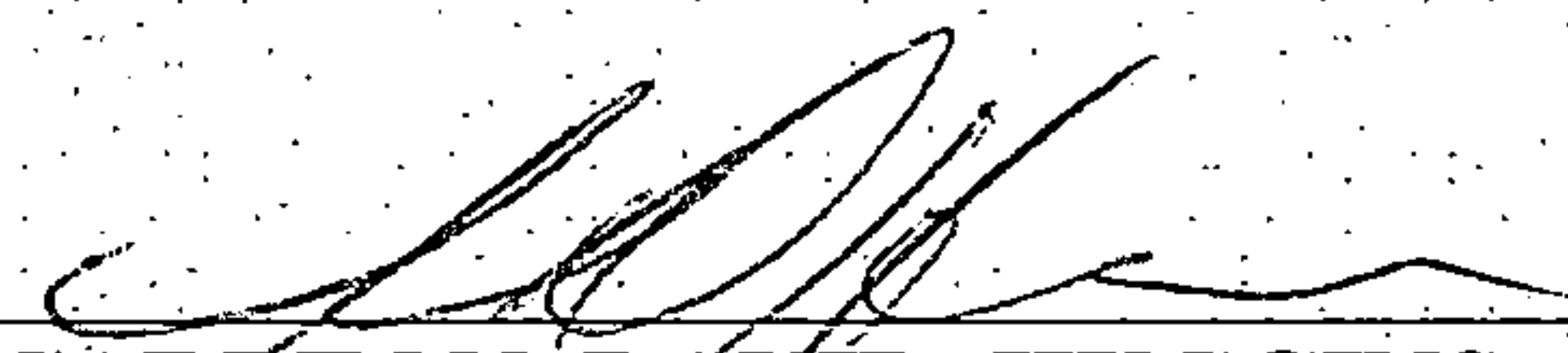
TO HAVE AND TO HOLD, to the said Grantees, their successors and assigns, forever.

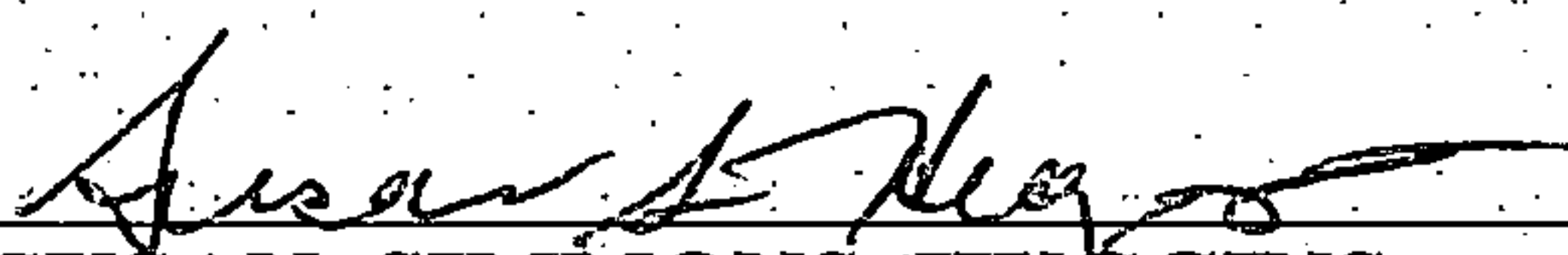
Shelby County, AL 09/12/2025
State of Alabama
Deed Tax: \$630.00



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IN WITNESS WHEREOF, we have hereunto set our hands and seals this the
25th day of August, 2025.

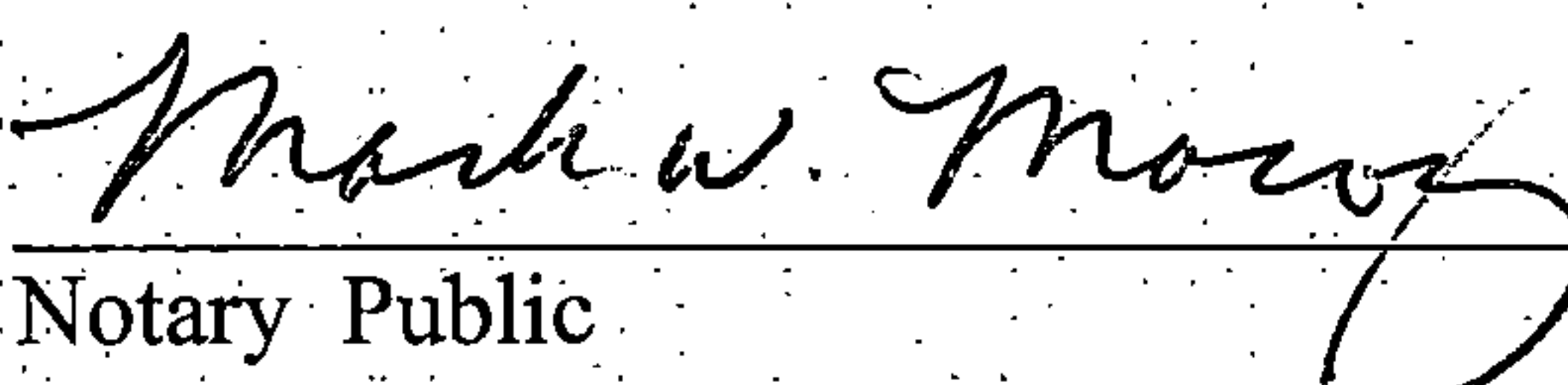

CARLTON DAVID HUGGINS


SUSAN SIMMONS HUGGINS

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, Mark W. Macoy, a Notary Public in and for said County, in
said State, hereby certify that **CARLTON DAVID HUGGINS AND SUSAN
SIMMONS HUGGINS** whose names are signed to the foregoing conveyance, and who
are known to me, acknowledged before me on this day, that, being informed of the
contents of the conveyance, they executed the same voluntarily on the day the same
bears date.

Given under my hand and official seal this the 25th day of August, 2025.


Notary Public
My Commission Expires: 1-5-2026

MARK WILLIAMS MACOY
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JAN. 05, 2026

Real Estate Sales Validation Form

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

Grantor's Name Carlton David Huggins and
Mailing Address Susan Simmons Huggins
305 Griffin Park Trace
Birmingham, AL 35242

Grantee's Name Carlton David Huggins and
Mailing Address Susan Simmons Huggins, Trustees
305 Griffin Park Trace
Birmingham, AL 35242

Property Address 305 Griffin Park Trace
Birmingham, AL 35242

Date of Sale August 25, 2025

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$ 629,700

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

Tax Assessor

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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 August 25, 2025

Print Carlton David Huggins and Susan Simmons Huggins

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1