

THIS INSTRUMENT PREPARED BY:
W. ALAN SUMMERS, ATTORNEY
1275 CENTER POINT PARKWAY, STE. 100
BIRMINGHAM, ALABAMA 35215

SENT TAX NOTICE TO:
3256 Karl Day Road
Birmingham, AL 35210

WARRANTY DEED

NO TITLE EXAMINATION

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)-----
to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, I or we,

MARLON LEE HIGGINBOTHAM, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JO ANNE
RICKS, DECEASED, PROBATE CASE NUMBER PR-2014-000555,

(herein referred to as grantors) do grant, bargain, sell and convey unto,

MARLON LEE HIGGINBOTHAM,

(herein referred to as grantees), the following described real estate situated in SHELBY COUNTY,
Alabama to-wit:

LOT 206, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 5, AS RECORDED IN
MAP BOOK 29, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, COVENANTS AND BUILDING SET-BACK
LINES OF RECORD.

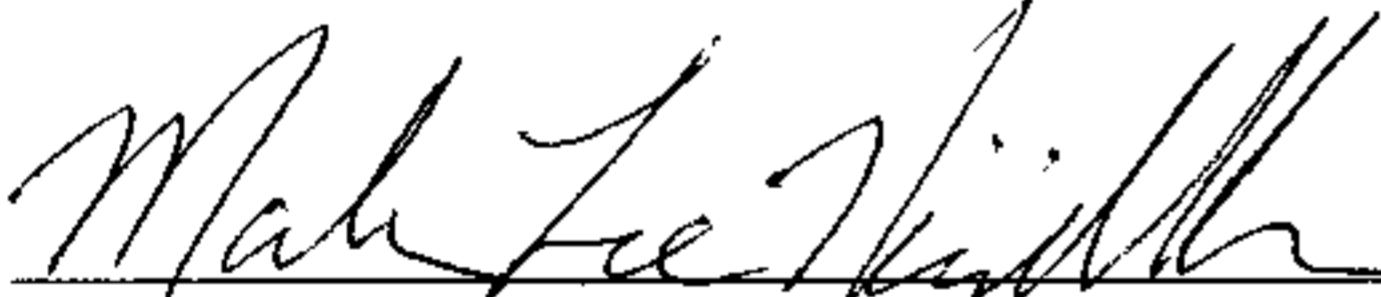
SUBJECT TO TAXES FOR CURRENT YEAR.


To Have and To Hold unto the said GRANTEES, their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 16th day of
April 2015.

WITNESS



MARLON LEE HIGGINBOTHAM, AS PERSONAL
REPRESENTATIVE OF THE ESTATE OF JO ANNE
RICKS, DECEASED, PROBATE CASE NUMBER PR-2014-000555


20170509000160720 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
05/09/2017 10:38:21 AM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARLON LEE HIGGINBOTHAM, AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF JO ANNE RICKS, DECEASED, PROBATE CASE NUMBER PR-
2014-000555, 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, she/he/they executed the same, voluntarily and with full authority, on
the day the same bears date.

NOTARY PUBLIC 
MY COMMISSION EXPIRES 9-23-16

Real Estate Sales Validation Form

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

Grantor's Name Marlon Lee Higginbotham
Mailing Address Personal Rep

Grantee's Name Marlon Lee Higginbotham
Mailing Address 3256 Karl W Daly Rd
Birmingham, AL 35210

Property Address 248 High Ridge Dr
Pelham, AL 35124

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 136,700

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

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 5/9/17
Print Marlon Lee Higginbotham
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

