

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: S-22-28785

Send Tax Notice To: Patrick D. Lee

106 Langston Place  
Birmingham AL 35247

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Nine Hundred Twenty Five Thousand Dollars and No Cents (\$925,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter R. Higgins, Sr. and Julie D. Higgins, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Patrick D. Lee**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**



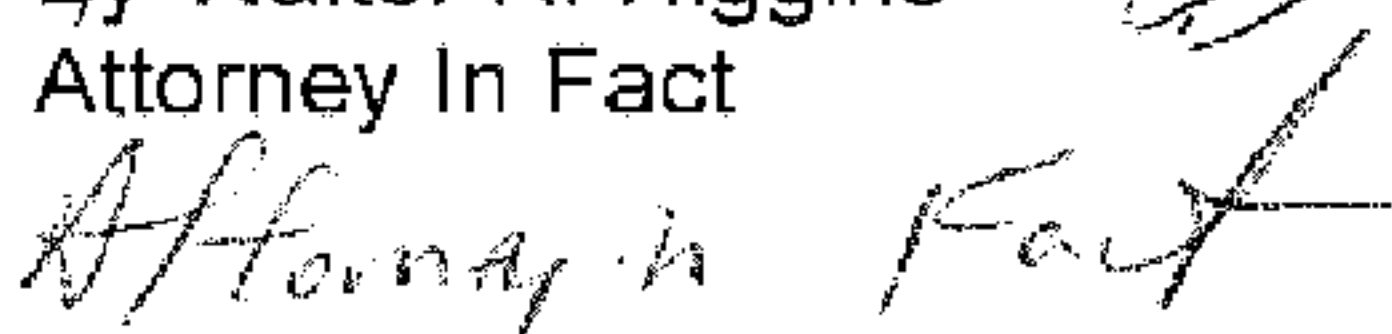
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of November, 2022.

  
Walter R. Higgins, Sr.

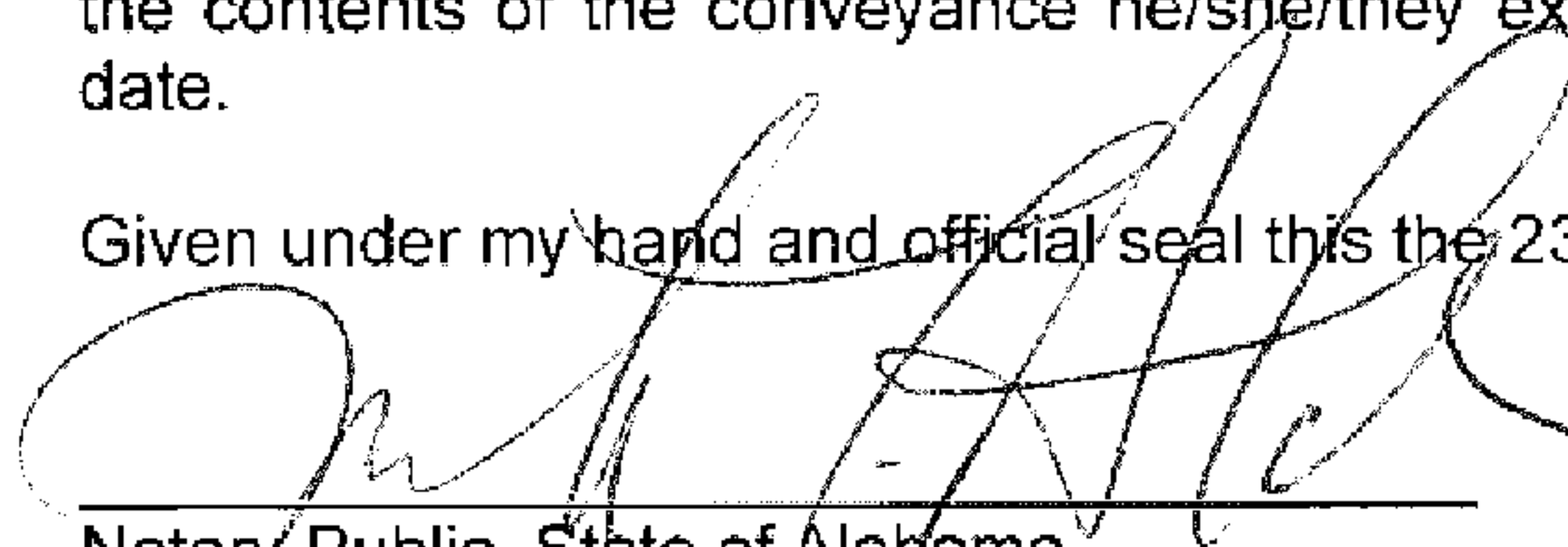
  
Julie D. Higgins  
  
By Walter R. Higgins  
Attorney In Fact  
  
Attorney In Fact

State of Alabama

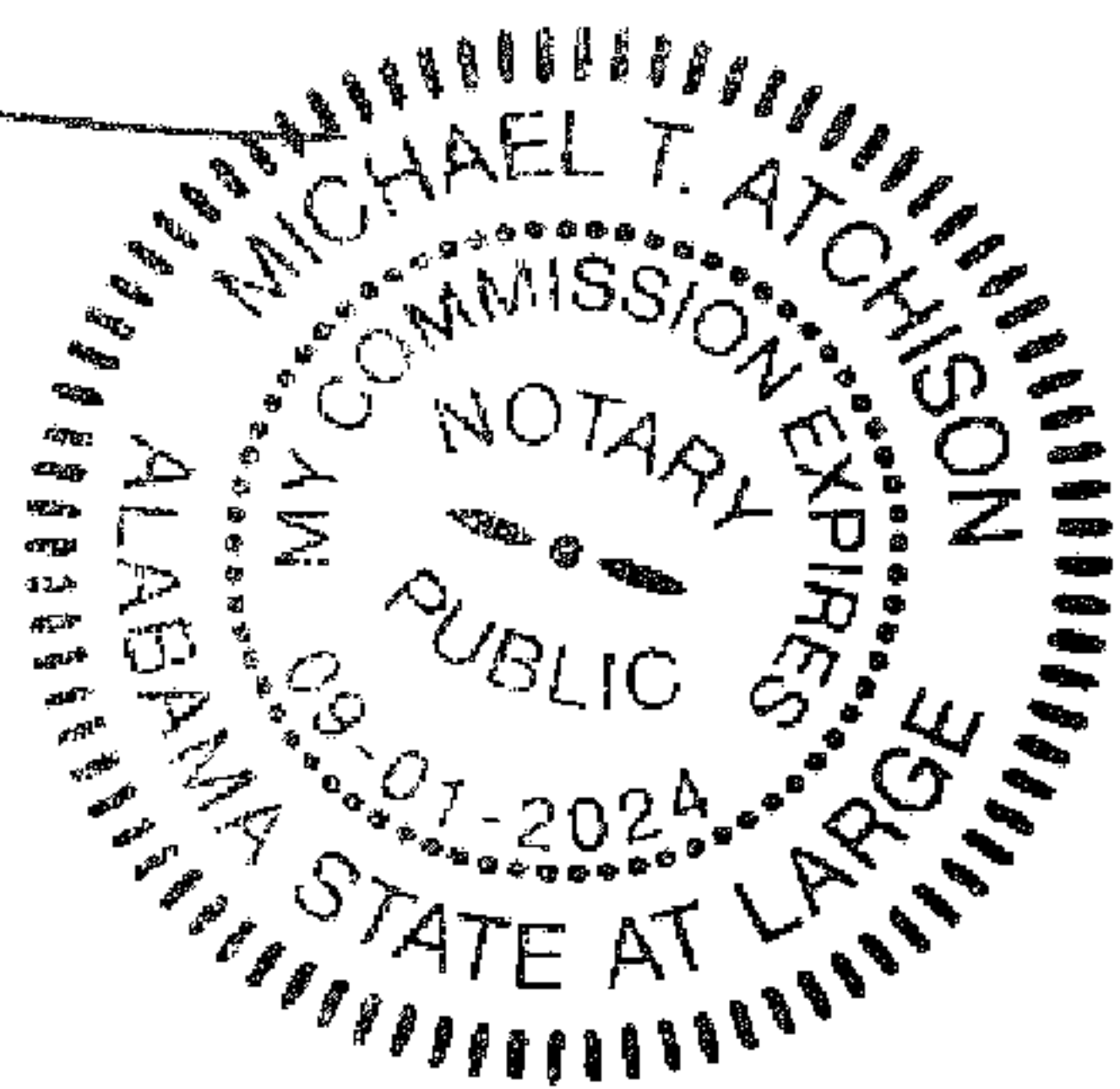
County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Walter R. Higgins, Sr. and Julie D. Higgins by Walter R. Higgins as Attorney In Fact, 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 on the day the same bears date.

Given under my hand and official seal this the 23rd day of November, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION "W"**

Lots 3A and Lot 4A, according to a Resurvey of Lots 3-5 of Chancellor's Crossing, as recorded in Map Book 40, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

**LEGAL DESCRIPTION "X"**

BEGIN at the NW corner of the NW 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 89 degrees 59 minutes 34 seconds West for a distance of 1302.64 feet; thence South 01 degrees 48 minutes 21 seconds West for a distance of 1343.14 feet; thence North 89 degrees 45 minutes 27 seconds East for a distance of 934.44 feet to the edge of Lay Lake; thence North 51 degrees 40 minutes 35 seconds East and along said lake for a distance of 121.03 feet; thence North 48 degrees 29 minutes 06 seconds East and along said lake for a distance of 82.66 feet; thence North 51 degrees 36 minutes 11 seconds East and along said lake for a distance of 166.97 feet; thence North 54 degrees 00 minutes 03 seconds East and along said lake for a distance of 192.89 feet; thence North 63 degrees 13 minutes 17 seconds East and along said lake for a distance of 148.72 feet; thence North 84 degrees 27 minutes 43 seconds East and along said lake for a distance of 52.88 feet; thence North 50 degrees 25 minutes 17 seconds East and along said lake for a distance of 158.10 feet; thence North 80 degrees 13 minutes 27 seconds East and along said lake for a distance of 55.83 feet; thence North 39 degrees 09 minutes 18 seconds west and leaving said lake for a distance of 495.86 feet; thence North 50 degrees 35 minutes 11 seconds East for a distance of 162.99 feet to the centerline of a 12" Ingress/Egress Easement; thence North 29 degrees 05 minutes 11 seconds West and along said centerline of easement for a distance of 23.10 feet to a curve to the right, having a radius of 115.00 feet and subtended by a chord bearing of North 05 degrees 09 minutes 05 seconds West, and a chord distance of 93.31 feet; thence along the arc of said curve and along said centerline of easement for a distance of 96.08 feet; thence North 18 degrees 47 minutes 01 seconds East and along said centerline of easement for a distance of 126.72 feet to a curve to the right, having a radius of 150.00 feet and subtended by a chord bearing of North 25 degrees 57 minutes 35 seconds East and a chord distance of 37.48 feet; thence along the arc of said curve and along said centerline of easement for a distance of 37.57 feet; thence North 33 degrees 08 minutes 08 seconds East and along said centerline of easement for a distance of 61.05 feet; thence North 89 degrees 16 minutes 33 seconds West and leaving said centerline of easement for a distance of 279.34 feet to the POINT OF BEGINNING.

**EASEMENT 1** - A 15' Ingress/Egress Easement, lying 7.50' either side of and parallel to the following described centerline:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence S 89°16'33" E for a distance of 362.92'; thence N 06°43'15" W for a distance of 532.25'; thence S 62°15'10" E for a distance of 99.21' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 09°32'40" W for a distance of 24.71'; thence S 06°53'25" E for a distance of 29.83'; thence S 42°15'52" E for a distance of 26.27' to the POINT OF ENDING OF SAID CENTERLINE.

**EASEMENT 2** - A 12' Ingress/Egress Easement, lying 6.00' either side of and parallel to the following described centerline:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence S89°16'33"E for a distance of 362.92'; thence N06°43'15"W for a distance of 532.25'; thence S62°15'10"E for a distance of 99.21'; thence S09°32'40"W for a distance of 24.71'; thence S06°53'25"E for a distance of 29.83' to the POINT OF BEGINNING OF SAID EASEMENT, said point also being the Point of Ending of Easement 1; thence S01°02'52"E for a distance of 177.10' to a curve to the right, having a radius of 250.00', and subtended by a chord bearing of S16°08'59"W, and a chord distance of 147.83'; thence along the arc of said curve for a distance of 150.08' to the POINT OF ENDING OF SAID EASEMENT.

**EASEMENT 3** - A 12' Ingress/Egress Easement, lying 6.00' either side of and parallel to the following described centerline:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence S89°16'33"E for a distance of 362.92'; thence N06°43'15"W for a distance of 532.25'; thence S62°15'10"E for a distance of 99.21'; thence S09°32'40"W for a distance of 24.71'; thence S06°53'25"E for a distance of 29.83'; thence S01°02'52"E for a distance of 177.10' to a curve to the right, having a radius of 250.00', and subtended by a chord bearing of S16°08'59"W, and a chord distance of 147.83'; thence along the arc of said curve for a distance of 150.08' to the POINT OF BEGINNING OF SAID EASEMENT, said point also being the Point of Ending of Easement 2; thence S33°08'08"W for a distance of 190.37' to a curve to the left, having a radius of 150.00', and subtended by a chord bearing of S25°57'35"W, and a chord distance of 37.46'; thence along the arc of said curve for a distance of 37.57'; thence S18°47'01"W for a distance of 126.72' to a curve to the left, having a radius of 115.00', and subtended by a chord bearing of S05°09'05"E, and a chord distance of 93.31'; thence along the arc of said curve for a distance of 96.08'; thence S29°05'11"E for a distance of 23.10' to the POINT OF ENDING OF SAID CENTERLINE.



**LEGAL DESCRIPTION "Y"**

BEGIN at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence North 01 degrees 29 minutes 42 seconds East for a distance of 665.33 feet; thence South 63 degrees 31 minutes 10 seconds East for a distance of 316.44 feet; thence South 06 degrees 43 minutes 15 seconds East for a distance of 422.15 feet to the centerline of a 12' Ingress/Egress Easement; thence South 33 degrees 08 minutes 08 seconds West and along said centerline of easement for a distance of 129.32 feet; thence North 89 degrees 16 minutes 33 seconds West and leaving said centerline of easement for a distance of 279.34 feet to the POINT OF BEGINNING.

SUBJECT to a 12' Wide Ingress/Egress Easement, as recorded in Inst. #20220119000023770, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated April 26, 2022.

**LEGAL DESCRIPTION "Z"**

A parcel of land situated in SE 1/4 of Section 13 and the NE 1/4 of Section 24, all in Township 20 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 16 minutes 33 seconds East for a distance of 362.92 feet to the POINT OF BEGINNING; thence North 06 degrees 43 minutes 15 seconds West for a distance of 532.25 feet; thence South 62 degrees 15 minutes 10 seconds East for a distance of 123.99 feet; thence South 04 degrees 24 minutes 54 seconds West for a distance of 118.65 feet; thence South 01 degree 45 minutes 54 seconds West for a distance of 65.71 feet; thence South 63 degrees 37 minutes 33 seconds East for a distance of 346.45 feet; thence South 23 degrees 08 minutes 50 seconds East for a distance of 286.96 feet; thence South 27 degrees 29 minutes 12 seconds East for a distance of 323.47 feet to the edge of Lay Lake; thence South 46 degrees 41 minutes 09 seconds West and along said lake for a distance of 30.10 feet; thence South 57 degrees 56 minutes 41 seconds West and along said lake for a distance of 63.15 feet; thence South 55 degrees 04 minutes 41 seconds West and along said lake for a distance of 120.09 feet; thence North 77 degrees 06 minutes 19 seconds West and along said lake for a distance of 14.01 feet; thence North 21 degrees 29 minutes 37 seconds West and along said lake for a distance of 22.30 feet; thence North 04 degrees 16 minutes 54 seconds West and along said lake for a distance of 23.43 feet; thence North 18 degrees 29 minutes 26 seconds West and along said lake for a distance of 42.66 feet; thence North 34 degrees 40 minutes 18 seconds West and along said lake for a distance of 116.38 feet; thence North 79 degrees 51 minutes 06 seconds West and along said lake for a distance of 9.90 feet; thence South 47 degrees 58 minutes 14 seconds West and along said lake for a distance of 31.17 feet; thence North 38 degrees 11 minutes 39 seconds West and leaving said lake for a distance of 303.94 feet; thence North 48 degrees 04 minutes 18 seconds West for distance of 142.10 feet; thence North 06 degrees 43 minutes 15 seconds West for a distance of 42.94 feet to the POINT OF BEGINNING.

**EASEMENT 1** - A 15' Ingress/Egress Easement, lying 7.50 feet either side of and parallel to the following described centerline:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 16 minutes 33 seconds East for a distance of 362.92 feet; thence North 06 degrees 43 minutes 15 seconds West for a distance of 532.25 feet; thence South 62 degrees 15 minutes 10 seconds East for a distance of 99.21 feet to the POINT OF BEGINNING OF SAID CENTERLINE; thence South 09 degrees 32 minutes 40 seconds West for a distance of 24.71 feet; thence South 06 degrees 53 minutes 25 seconds East for a distance of 29.83 feet; thence South 42 degrees 15 minutes 52 seconds East for a distance of 26.27 feet to the POINT OF ENDING OF SAID CENTERLINE.

**EASEMENT 2** - A 12' Ingress/Egress Easement, lying 6.00 feet either side of and parallel to the following described centerline:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 16 minutes 33 seconds East for a distance of 362.92 feet; thence North 06 degrees 43 minutes 15 seconds West for a distance of 532.25 feet; thence South 62 degrees 15 minutes 10 seconds East for a distance of 99.21 feet; thence South 09 degrees 32 minutes 40 seconds West for a distance of 24.71 feet; thence South 06 degrees 53 minutes 25 seconds East for a distance of 29.83 feet to the POINT OF BEGINNING OF SAID EASEMENT, said point also being the Point of Ending of Easement 1; thence South 01 degree 02 minutes 52 seconds East for a distance of 177.10 feet to a curve to the right, having a radius of 250.00 feet, and subtended by a chord bearing of South 16 degrees 08 minutes 59 seconds West and a chord distance of 147.83 feet; thence along the arc of said curve for a distance of 150.08 feet to the POINT OF ENDING OF SAID EASEMENT.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated September 27, 2021.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Walter R. Higgins, Sr. Julie D. Higgins	Grantee's Name	Patrick D. Lee
Mailing Address	<u>1117 Chandler Ferry Rd</u> <u>Harpersville 35078</u>	Mailing Address	<u>106 Langston Place</u> <u>Birmingham, AL 35242</u>
Property Address	<u>Acres</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>November 23, 2022</u>
		Total Purchase Price	<u>\$925,000.00</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)

<u>    </u> Bill of Sale	<u>    </u> Appraisal
<u>xx</u> Sales Contract	<u>    </u> Other
<u>    </u> 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 of 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 November 22, 2022

Print Walter R. Higgins, Sr.

     Unattested

Sign Walter R. Higgins, Sr.  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/28/2022 10:18:57 AM  
\$956.00 PAYGE  
20221128000433070



Form RT-1

*Allen S. Bayl*