


ESTIMATED VALUE \$5000

This instrument was prepared by:
L. Stephen Wright, Jr., Esq.
2125 Morris Avenue
Birmingham, AL 35203

Send Tax Notice to:
Ronnie Lynn Higgins
1227 Broken Bow Circle
Alabaster, Alabama 35007

QUIT CLAIM DEED


20050607000276090 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
06/07/2005 01:15:15PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned DENIS D. HIGGINS (hereinafter called Grantor), a single woman formerly married to RONNIE LYNN HIGGINS, hereby remises, releases, quit claims, grants, sells, and conveys to RONNIE LYNN HIGGINS (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, in Coosa River Estates, Situated in the SW 1/4 of the SE 1/4 of Section 12, Township 24, Range 15 East map of said Coosa River Estates being recorded in Map Book 4, Page 67, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to easements, restrictions and reservations of record, if any.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR 03-96, in the Circuit Court of Shelby County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the client.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 20 day of May, 2005.

Denise D. Higgins (SEAL)
DENISE D. HIGGINS

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GRANTOR: DENISE D. HIGGINS
GRANTEE: RONNIE LYNN HIGGINS
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denise D. Higgins, a single woman formerly married to Ronnie Lynn Higgins, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 02 day of May, 2005.

Frances Marie Lunello
NOTARY PUBLIC

My Commission Expires: 9/6/2008

Shelby County, AL 06/07/2005
State of Alabama
Deed Tax: \$5.00