

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
James Robert Higginbotham
Lorraine Higginbotham
6723 Double Oak Court
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LORRAINE H. HIGGINBOTHAM, A MARRIED WOMAN

(herein referred to as Grantor, whether one or more), remises, releases, quitclaims, grants, sells and conveys unto

ROBERT HIGGINBOTHAM AND LORRAINE H. HIGGINBOTHAM, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE HIGGINBOTHAM LIVING TRUST, DATED APRIL 15, 2013 AND ANY AMENDMENTS THERETO

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

The above-described property constitute the homestead of the Grantor and the Grantor's spouse, James Robert Higginbotham. By signing this deed the Grantor's spouse consents to this conveyance.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12 day of April, 2013.

James Robert Higginbotham
James Robert Higginbotham

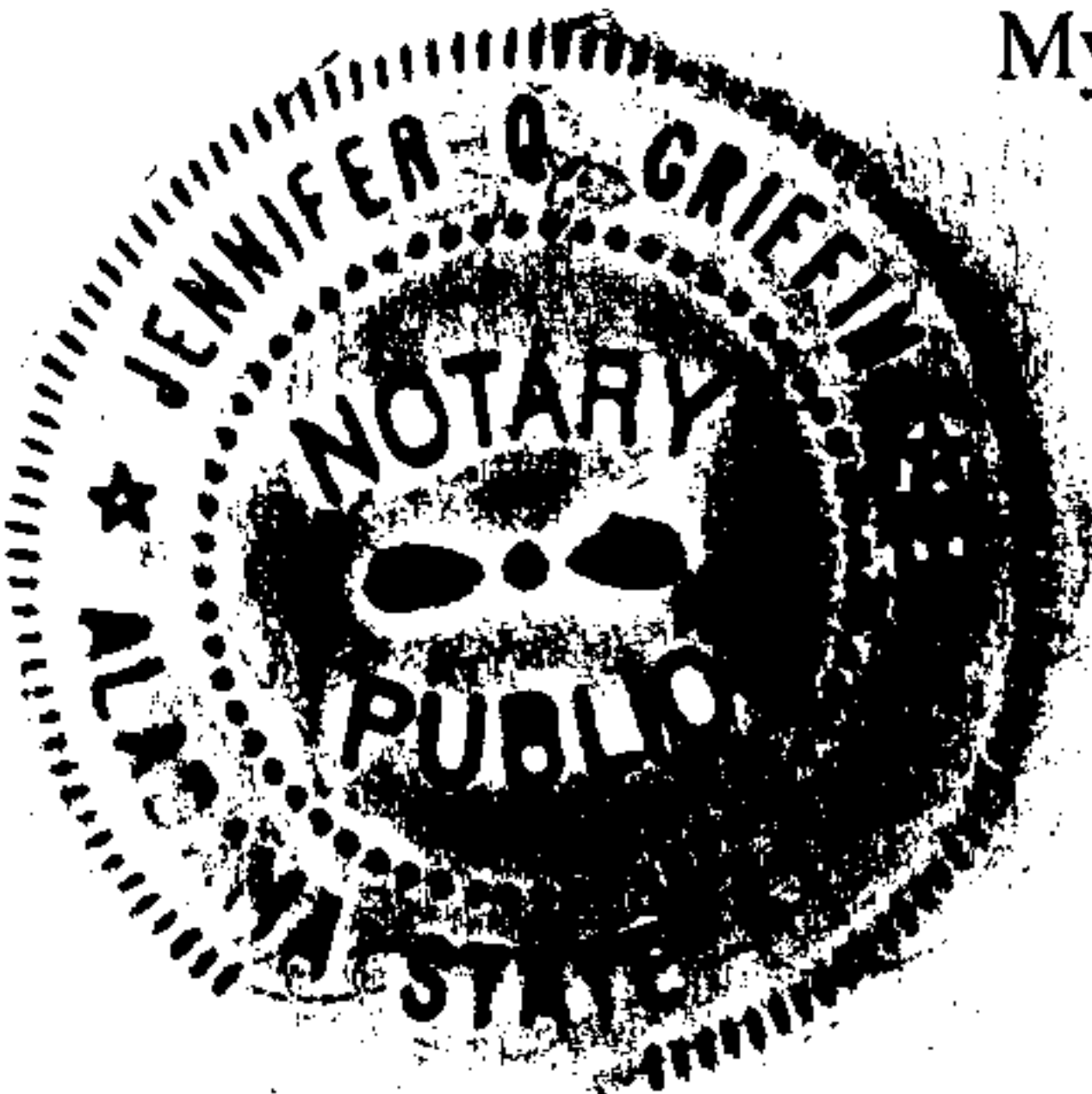
Lorraine H. Higginbotham
Lorraine H. Higginbotham

STATE OF ALABAMA)
JEFFERSON COUNTY) GENERAL ACKNOWLEDGEMENT:

I, Jennifer Q Griffin, a Notary Public in and for said County, in said State, hereby certify that James Robert Higginbotham and Lorraine H. Higginbotham, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 12 day of April, 2013.

Shelby County, AL 04/18/2013
State of Alabama
Deed Tax: \$10.00



Notary Public
My Commission Expires: 10/1/2014

Jennifer Q. Griffin

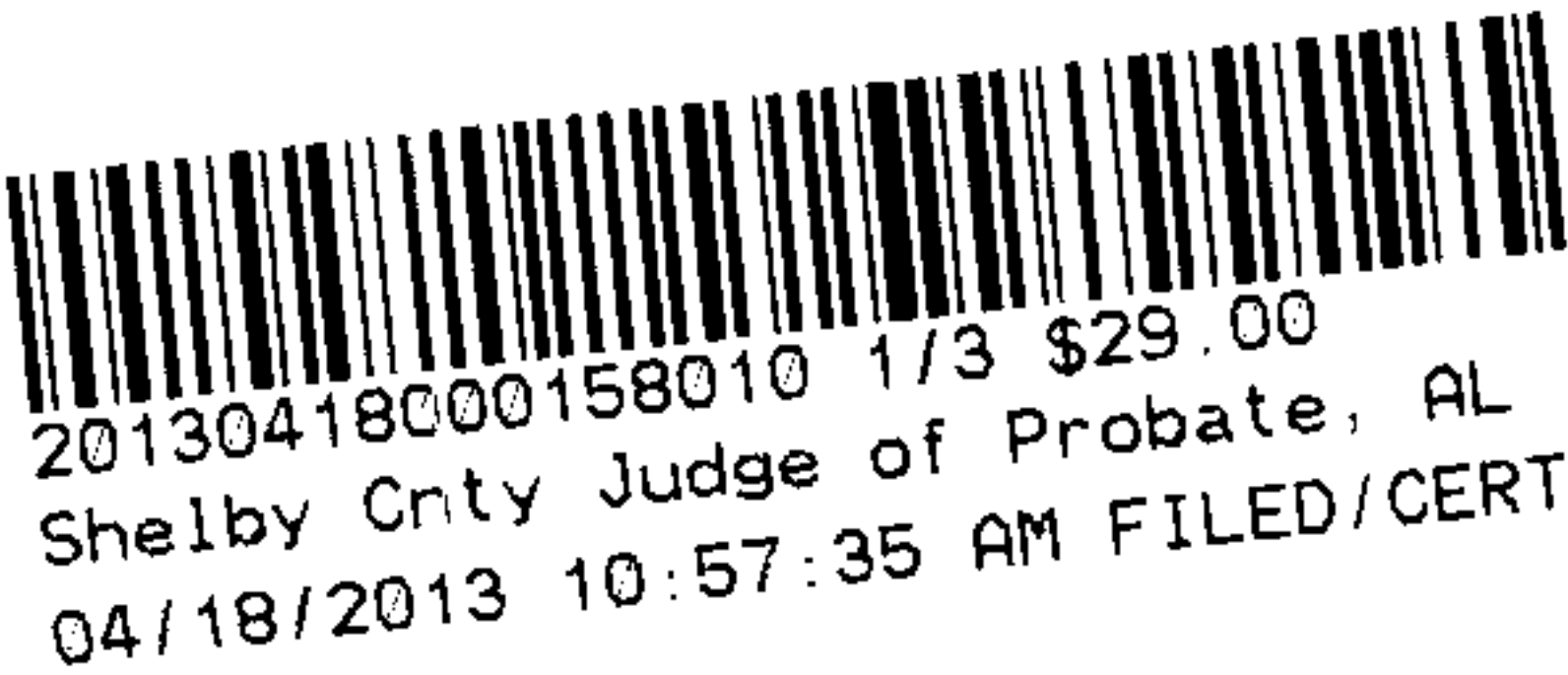



Exhibit "A"

That part of the NE-1/4 of the NW-1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Quarter-Quarter Section and thence run East along the South line of said Quarter-Quarter Section a distance of 696.00 feet to the point of beginning; thence continue East along the South line of said Quarter-Quarter Section a distance of 629.19 feet to the Southeast corner of said Quarter-Quarter Section; thence turn an angle of 89 deg. 53 min. 15 sec. to the left and run North along the East line of said Quarter-Quarter Section a distance of 400.00 feet; thence turn an angle of 90 deg. 06 min. 45 sec. to the left and run a distance of 627.27 feet; thence turn an angle of 89 deg. 36 min. 44 sec. to the left and run a distance of 400.00 feet to the point of beginning, containing 5.77 acres, more or less.


20130418000158010 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/18/2013 10:57:35 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name James Robert Higginbotham
Mailing Address 6723 Double Oak Court
Birmingham, AL 35242

Grantee's Name the Higginbotham Living Trust
dated April 15, 2013
Mailing Address 6723 Double Oak Court
Birmingham, AL 35242

Property Address 6723 Double Oak Court
Birmingham, AL 35242

Date of Sale 04/15/2013

Total Purchase Price \$ 10,000

or

Actual Value

\$

or

Assessor's Market Value \$



20130418000158010 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/18/2013 10:57:35 AM FILED/CERT

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ 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 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 4/15/13

Print James Robert Higginbotham

Unattested

Sign James Robert Higginbotham
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1