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20140124000024140 1/4 \$94.50  
Shelby Cnty Judge of Probate, AL  
01/24/2014 12:05:23 PM FILED/CERT

This document prepared by:  
FRANK P. DEC, ESQ.  
8940 MAIN ST.  
CLARENCE, NY 14031  
866-333-3081

Tax ID No.: 23 2 10 1 003 004.000

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### QUIT CLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 25<sup>th</sup> day of November, 2013, by and between **KYLA D. HIGGINS, F/K/A KYLA D. SHERMAN**, 312 PEBBLE LANE, ALABASTER, AL 35007 hereinafter referred to as Grantor(s) and **KYLA D. HIGGINS AND HENRY HIGGINS, WIFE AND HUSBAND**, 312 PEBBLE LANE, ALABASTER, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 312 PEBBLE LANE, ALABASTER, AL 35007  
Property Tax ID No.: 23 2 10 1 003 004.000  
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NO. 20070213000066180, Recorded: 02/13/2007

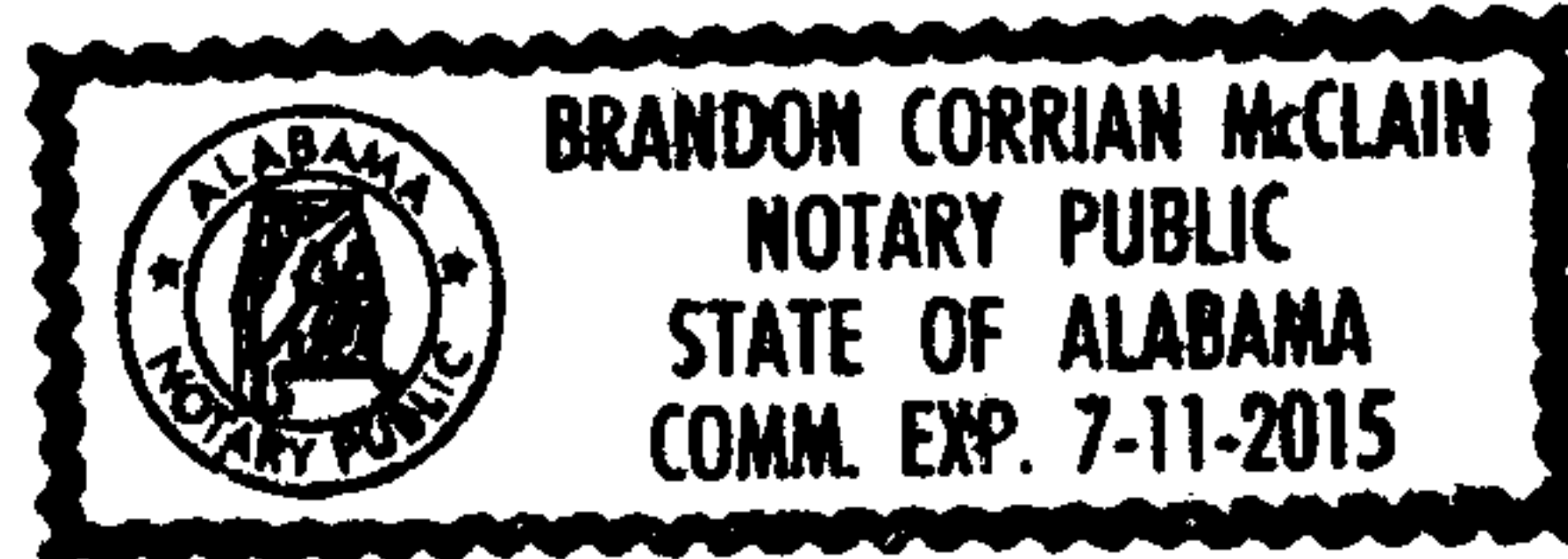
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.

Assessor's parcel No. 23 2 10 1 003 004.000

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 25<sup>th</sup> day of Nov, 2013.

  
KYLA D. HIGGINS, FKA  
KYLA D. SHERMAN



STATE OF Al  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Kyla D. Higgins FKA Kyla D. Sherman whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25<sup>th</sup> day of Nov, 2013.

  
NOTARY PUBLIC  
My commission expires: 7-11-15

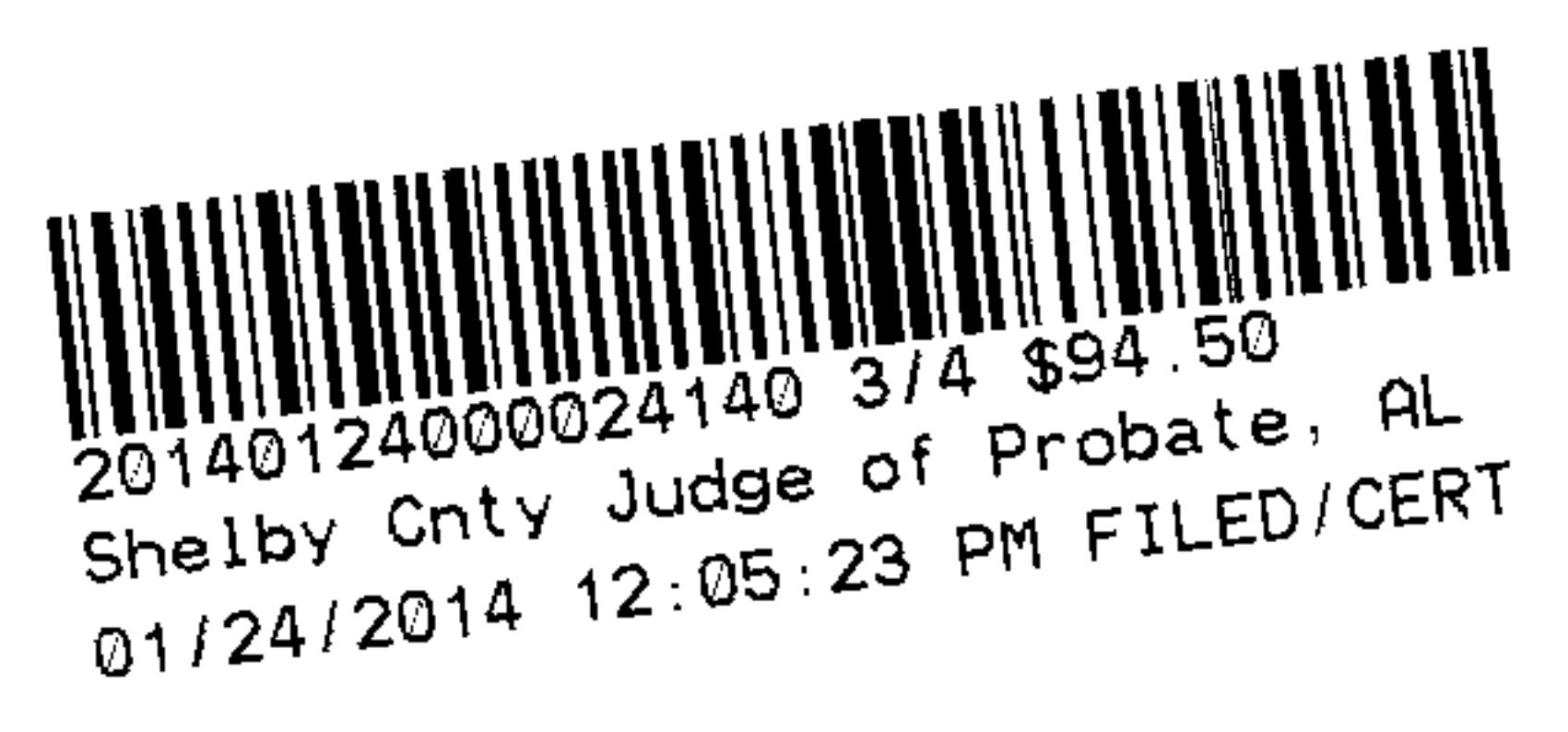
EXHIBIT A  
LEGAL DESCRIPTION

LOT 4 ACCORDING TO THE SURVEY OF SHALIMAR POINT AS RECORDED IN MAP BOOK 14,  
PAGE 105, SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY CONVEYED TO KYLA D. SHERMAN BY DEED FROM WILLIAM R.  
SHERMAN AND KYLA D. SHERMAN, HUSBAND AND WIFE RECORDED 02/13/2007 IN DEED  
INSTRUMENT NO. 20070213000066180, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY  
COUNTY, ALABAMA.

TAX ID#23 2 10 1 003 004.000

PROPERTY COMMONLY KNOWN AS: 312 PEBBLE LANE, ALABASTER, AL 35007





## Real Estate Sales Validation Form

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

Grantor's Name Kayla Higgins  
Mailing Address 312 Pebble Lane  
Abbeville, AL 35007

Grantee's Name Kayla D. Higgins/Henry Higgins  
Mailing Address 312 Pebble Lane  
Abbeville, AL 35007

Property Address 312 Pebble Lane  
Abbeville, AL 35007

Date of Sale 11/25/2013  
Total Purchase Price \$ 1.00

or  
Actual Value \$ 142,300

or  
Assessor's Market Value \$ 142,300 / \$ 71,150.00

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 Found on County Tax Site

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

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 \_\_\_\_\_

Print Anthony DePietro

Sign Anthony DePietro

Unattested \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1