

20140929000304510 1/3 \$21.00
Shelby Cnty Judge of Probate: AL
09/29/2014 01:13:52 PM FILED/CERT

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Alabaster City Board of Education
1953 Municipal Way
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Twenty Seven Thousand and No/00 Dollars (\$27,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donald D. Higgins, a married man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Alabaster City Board of Education, (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:

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the tax year 2014 and subsequent years and not yet due and payable.
3. Transmission Line Permits to Alabama Power Company as shown by instrument recorded in Deed Book 219, page 134.
4. Right(s) of way to Shelby County, as recorded in Deed Book 216, Page 581.
5. Any portion of subject property lying within the road right of way.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, and 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of September, 2014.

Donald D. Higgins
Donald D. Higgins

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald D. Higgins, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2014.

My Commission Expires: 9/12/15

Wallace Ellis Fowler Head & Justice
Notary Public

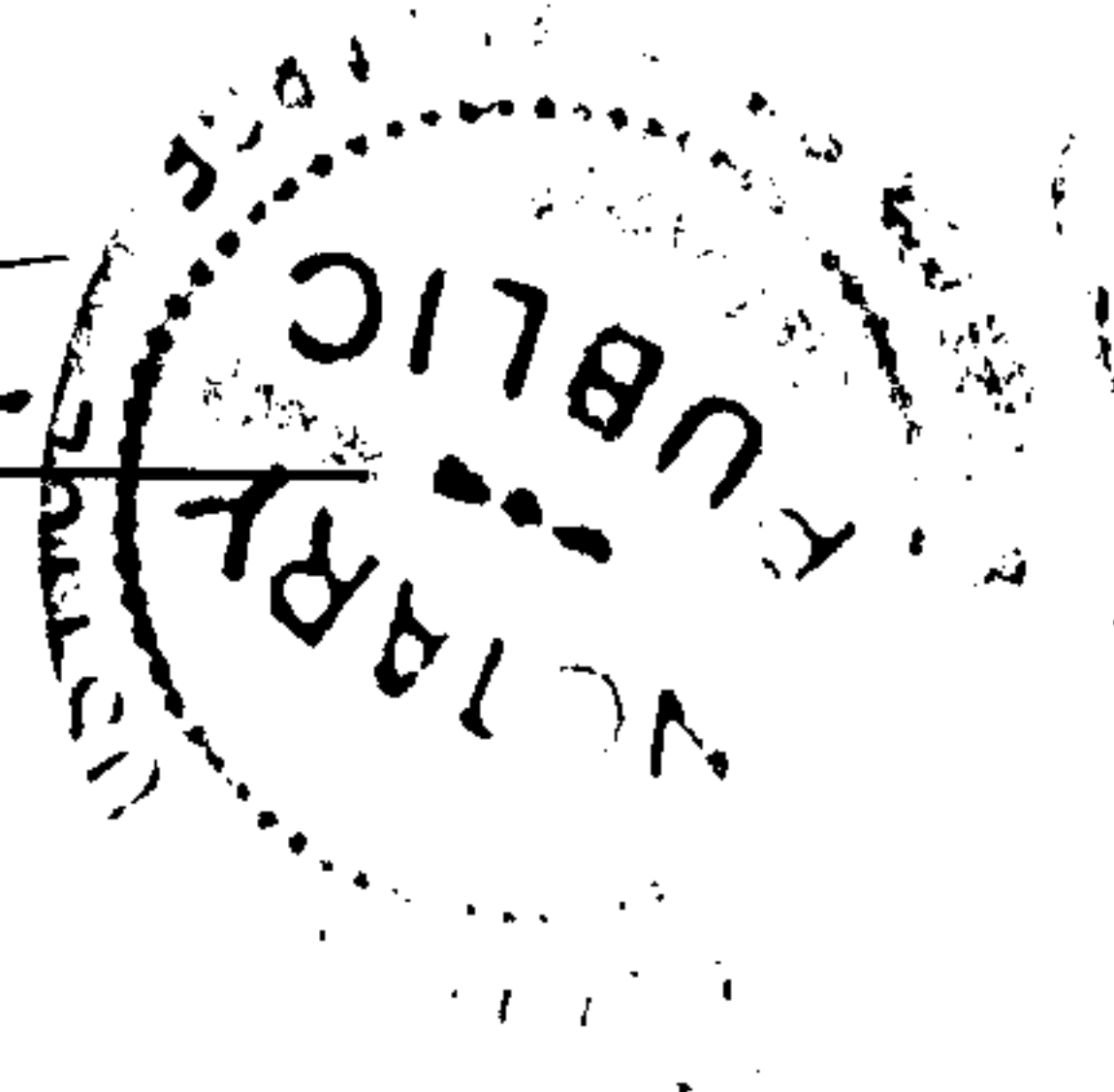
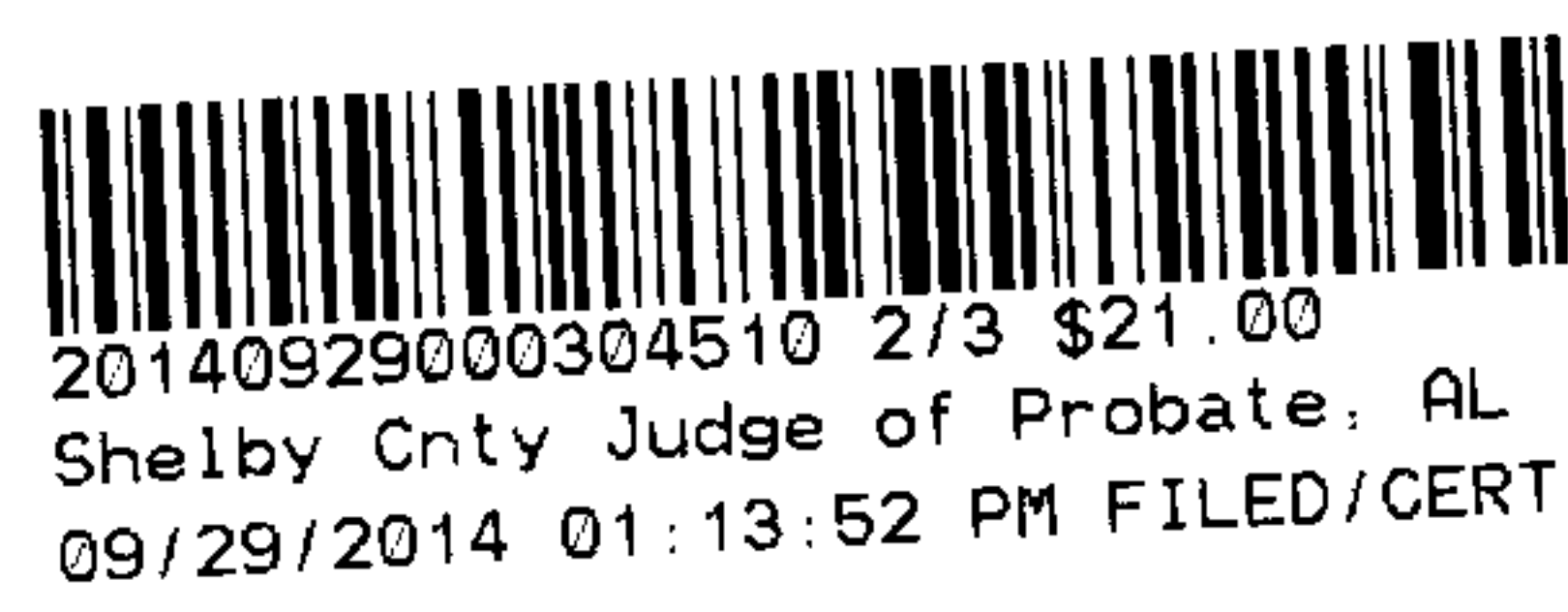


EXHIBIT "A"

Legal Description Parcel 11:

Commence from the Northeast Corner of Section 16, Township 21 South, Range 3 West; thence run West along the South line of said Section a distance of 133.71 feet to the Point of Beginning; thence continue along said Section line a distance of 286.14 feet; thence left 90°32'32" a distance of 72.92 feet to the Northerly Right-of-Way of Shelby County Highway 26; thence left along the Northerly Right-of-Way of said Right-of-Way a distance of 294.62 feet to the Point of Beginning. Said Parcel contains 0.24 acres more or less.

D. H.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Donald D. Higgins
Mailing Address 30 Smith Trail
Alabaster, AL 35007

Grantee's Name: Alabaster City Board of Education
Mailing Address: 1953 Municipal Way
Alabaster, AL 35007

Property Address: Parcel ID#23-5-16-001-001.000

Date of Sale 9-25-14
Total Purchase Price \$ 27,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 9-25-14

Sign Donald D. Higgins
(Grantor/Grantee/Owner/Agent) circle one

Print Donald D. Higgins

☐ Unattested

(Verified by)

Form RT-1

