

This instrument was prepared by:  
Sara J. Senesac  
1330 21<sup>st</sup> Way South Suite 100  
Birmingham, Alabama 35205

Send Tax Notice to:  
Leigh Ann Higdon  
5430 Saddle Creek Lane  
Birmingham, Alabama 35242

**QUIT CLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the GRANTEE to the GRANTOR herein, the receipt of which is hereby acknowledged, the undersigned, KELLY HIGDON (hereinafter referred to as GRANTOR), an unmarried man, whose address is 134 Memory Court, Birmingham, Alabama 35213 does hereby grant, bargain, sell and convey unto LEIGH ANN HIGDON (hereinafter referred to as GRANTEE), an unmarried woman, whose address is 5430 Saddle Creek Lane, Birmingham, Alabama 35242, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the SE ¼ of SE ¼ of Section 21 and NE ¼ of NE ¼ of Section 28, all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3 inch capped iron locally accepted to be the Southeast corner of said Section 21; thence run in a Northerly direction along the East line of said Section 21 for a distance of 97.91 feet to an iron pin set, said iron being 0.42 feet Southeast of a crimped iron found; thence turn an angle to the left of 79°17'07" and run in a Northwesterly direction for a distance of 104.02 feet to a crimped iron found; thence turn an angle to the right of 38°08'11" and run in a Northwesterly direction for a distance of 121.41 feet to an iron pin set; thence turn an angle to the left of 07°29'36" and run in a Southwesterly direction for a distance of 426.15 feet to an iron pin set; thence turn an angle to the left of 66°13'43" and run in a Southeasterly direction for a distance of 234.73 feet to an iron pin set; thence turn an angle to the left of 82°29'34" and run in a Northeasterly direction for a distance of 306.33 feet to an iron pin set on the East line of said Section 26; thence turn an angle left of 63°18'00" and run in a Northerly direction along the East line of said Section 28 for a distance of 207.02 feet to the point of beginning; being situation in Shelby County, Alabama.

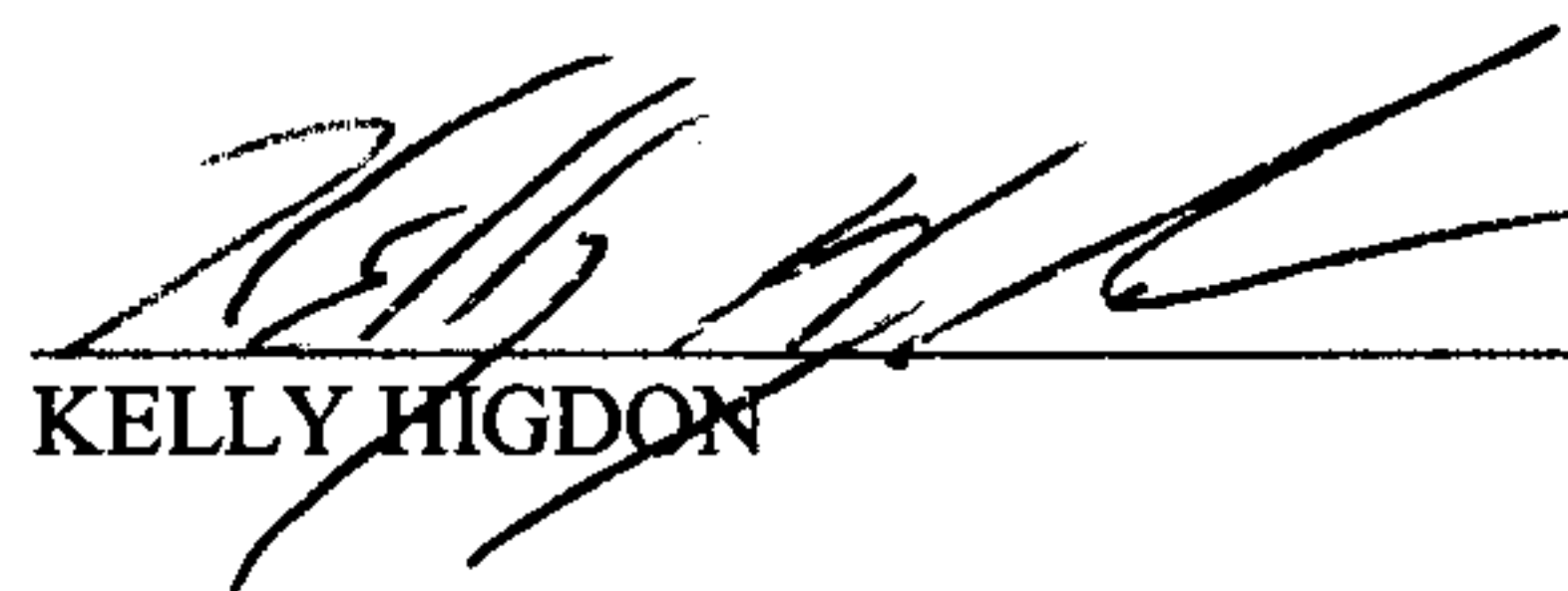
The address of which is commonly known as 5430 Saddle Creek Lane, Birmingham, Alabama 35242.

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

This instrument was prepared pursuant to that certain Final Judgment of Divorce in Case No. DR-2014-900353 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 GRANTEE.

IN WITNESS WHEREOF, the said GRANTOR has hereto set his signature and seal this 10 day of APRIL, 2015.

 (SEAL)  
KELLY HIGDON

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KELLY HIGDON, signed 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.

Given under my hand and official seal this the 10 day of April, 2015.

  
NOTARY PUBLIC

My commission expires 1/4/17

Shelby County, AL 04/13/2015  
State of Alabama  
Deed Tax: \$283.00

  
20150413000117730 1/2 \$300.00  
Shelby Cnty Judge of Probate, AL  
04/13/2015 12:31:39 PM 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 Kelly Higon  
Mailing Address 134 Memory Court  
Mtn Brook, Ala 35213

Grantee's Name Leigh ANN Higon  
Mailing Address 5430 Saddle Creek Lane  
B'ham, Ala 35242

Property Address 5430 Saddle Creek Lane  
Birmingham, Alabama 35242

Date of Sale 4/10/15

Total Purchase Price \$



20150413000117730 2/2 \$300.00  
Shelby Cnty Judge of Probate, AL  
04/13/2015 12:31:39 PM FILED/CERT

or  
Actual Value \$

or

\* Assessor's Market Value \$ 565,430 1/2 = 282,715

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 \_\_\_\_\_

Print Roy W. Gilbert Jr.

☒ Unattested

Karen Melsen  
(verified by)

Sign

Roy W. Gilbert Jr.  
(Grantor/Grantee/Owner/Agent) circle one