



20150512000157210 1/7 \$33.00  
Shelby Cnty Judge of Probate, AL  
05/12/2015 01:40:47 PM FILED/CERT

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) University Investments, LLC

(Address) 731 Middle Street

Montevallo, AL 35115

Minimum Value: \$1,000.00

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QUITCLAIM DEED

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STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) and other good and valuable consideration**, to **James Allen Higdon (aka Jamie Higdon) a married man** (the “Grantor” herein, whether one or more), in hand paid by **University Investments, LLC**, (the “Grantee” herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate located in Shelby County, Alabama, to wit:


**Reference is hereby made to Exhibit “A”, containing the legal descriptions of the properties hereby conveyed, same of which is incorporated herewith, as though fully set out herein.**

**THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**


**James Allen Higdon is one and the same person as “Jamie Higdon”.**

TO HAVE AND TO HOLD to the said **James Allen Higdon**, and Grantee’s heirs and assigns forever.

Given under my hand and seal this 17th day of May, 2015.


 (Seal)  
James Allen Higdon

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                 )

  
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **James Allen Higdon**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand, this 7<sup>th</sup> day of May, 2015.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 07/31/17

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

EXHIBIT "A"  
LEGAL DESCRIPTION

  
20150512000157210 3/7 \$33.00  
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PARCEL I:

Lot 2, in Block F, according to Lyman's Addition to the Town of Montevallo, Alabama as recorded in map Book 3, Page 27, in the Probate Office of Shelby County, Alabama.

PARCEL II:

1050 Highland Street, Montevallo, Alabama and legally described as: A part of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Begin at the most northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, Shelby County, Alabama and run Southwesterly along the Northwest line of said Lot 1 for 100.00 feet; thence Southeasterly along the Southwesterly line of said Lot 1 for 77.00 feet; thence left 90 degrees 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 77.00 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO INCLUDED IN PARCEL II:

Commence at the most Northerly corner of Lot 1, Block F, Lyman's Addition to Montevallo, as recorded in Map Book 3, Page 27, Shelby County, Alabama and run Southeasterly along the Northeasterly line of said Lot 1 for a distance of 77.00 feet to point of beginning; thence right 90 degrees 00 minutes and run Southwesterly 100.00 feet; thence left 90 degrees 00 minutes and run Southeasterly for 5.00 feet; thence left 90 degrees 00 minutes and run Northeasterly for 100.00 feet; thence left 90 degrees 00 minutes and run Northwesterly for 5.00 feet to point of beginning; being situated in Shelby County, Alabama.

PARCEL III:

Commence at the Easternmost corner of Lot 21 in the Town of Montevallo, according to the original plan of said town; thence run northwesterly along the Southwest margin of Middle Street for 150.0 feet to the point of

Mississippi Valley Title Insurance Company





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SCHEDULE A

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beginning of the parcel herein described; thence continue northwesterly along said southwest margin of said Middle Street for 62.5 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 75.0 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 62.5 feet to a point; thence turn a deflection angle of 90 degrees to the left and run 75.0 feet to the point of beginning.

PARCEL IV:

A parcel of land situated in the SE 1/4 of NW 1/4 of Section 21, Township 22 South, Range 3 West in the Town of Montevallo and more exactly described as follows: Begin at the intersection of the Northwest limits of Lyman's Addition to the Town of Montevallo with the Southwest boundary of Moody Street; thence at an angle of 90 degrees 00 minutes to the left of said boundary of Moody Street proceed 110.58 feet; thence at an angle of 52 degrees 04 minutes to right a distance of 43.4 feet to the point of beginning of said lot; thence proceed in the same straight line a distance of 49.25 feet; thence at an angle of 90 degrees 55 minutes to the left a distance of 169.1 feet; thence at an angle of 59 degrees 00 minutes to the left a distance of 118.42 feet; thence at an angle of 82 degrees 09 minutes to the left a distance of 83.1 feet; thence at an angle of 90 degrees 00 minutes to the left 50.0 feet; thence at an angle of 90 degrees 00 minutes to the right a distance of 57.6 feet; thence at an angle of 87 degrees 49 minutes to the left a distance of 134.6 feet to the point of beginning.

PARCEL V:

A part of the SE 1/4 of NW 1/4 of Section 21, Township 22 South, Range 3 West, more particularly described as follows: Begin at the East boundary of King Street with the NW limits of Lyman's Addition to Montevallo and proceed northerly along the East side of King Street a distance of 134.5 feet to the point of beginning; thence continue in the same line 136.00 feet; thence turn an angle of 90 degrees 57 minutes to the right and run 121.95 feet; thence turn an angle of 89 degrees 05 minutes to right and run a distance of 134.1 feet; thence turn an angle of 90 degrees 00 minutes right and run a distance of 121.78 feet to point of beginning.

PARCEL VI:

Part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 22 South, Range 3 West in the Town of Montevallo, Shelby County, Alabama, more particularly described as follows: Begin at the intersection of the Southwest boundary of Moody Street with the Northwest limits of Lyman's Addition to Montevallo; thence in a northerly direction in the line

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COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A



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with the Northwest boundary of Moody Street a distance of 125.42 feet; thence at an angle of 51 degrees 07 minutes to the right a distance of 39.5 feet; thence at an angle of 90 degrees to the left a distance of 56.3 feet; thence at an angle of 90 degrees to the left a distance of 174.9 feet; thence at an angle to the right of 90 degrees a distance of 130.0 feet to the East boundary of King Street, a distance of 161.08 feet to the point of beginning; thence continue along the East line of King Street; thence at an angle of 90 degrees to the left and along the East boundary of King Street, a distance of 161.08 feet to the point of beginning; thence continue along the East line of King Street a distance of 272 feet; thence at an angle of 51 degrees 07 minutes to the left a distance of 63.66 feet; thence at an angle of 90 degrees to the left a distance of 276.9 feet; thence at an angle of 97 degrees 51 minutes to the left a distance of 118.42 feet; thence at an angle of 59 degrees to the right a distance of 35 feet; thence at an angle of 90 degrees to the left 121.95 feet to the Point of Beginning. Situated in Shelby County, Alabama.

PARCEL VII:

A lot or parcel of land in the City of Montevallo, Shelby County, Alabama, lying and being in the SW 1/4 of the NE 1/4, Section 21, Township 22 South, Range 3 West, particularly described as follows: From the Southeast corner of the said SW 1/4 of NE 1/4 of Section 21 run North along the East line of said SW 1/4 of NE 1/4 a distance of 882.63 feet; thence North 88 degrees 50 minutes West for 970.79 feet to the point of beginning and Northeast corner of herein described property; thence from said point of beginning, continue North 88 degrees 50 minutes West for 315 feet to the East right of way of the Montevallo-Siluria Road; thence South along said East right of way for 98 feet to the North line of a paved city street; thence easterly along said North line of street for 315 feet; thence run North 03 degrees 30 minutes West for 93.36 feet to the point of beginning.

LESS AND EXCEPT:

Commence at the point of intersection of the East right of way line of Alabama Highway 119 with the North right of way line of Overland Road; thence run easterly along said North right of way line of said Overland Road for a distance of 240.00 feet to a point in a ditch, being the point of beginning of the parcel of land herein described; thence continue easterly along said right of way line for 55.00 feet to a point; thence turn an angle of 94 degrees 44 minutes 22 seconds to the left and run northerly 93.36 feet to a point; thence turn an angle of 84 degrees 59 minutes 48 seconds to the left and run westerly 30.00 feet to a point in ditch; thence turn an angle of 94 degrees 40 minutes 09 seconds to the left

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COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A


and run along said ditch for 45.92 feet; thence turn an angle of 28 degrees 08 minutes 46 seconds to the right and continue along said ditch for 51.77 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of the NE 1/4, Section 21, Township 22 South, Range 3 West.

All being situated in Shelby County, Alabama.

PARCEL VIII:


A tract of land situated in the SW 1/4 of the NW 1/4 of Section 22, Township 22 South, Range 2 West. Commence at the NW corner of Section 22 Township 22 South, Range 3 West and run South along the West line of said section 1307.47 feet to the NW corner of the SW 1/4 of the NW 1/4 of said Section 22; thence turn left 88 degrees 39 minutes 50 seconds and run East 180.21 feet; thence turn right 88 degrees 50 minutes and run South for 134.47 feet to the South right of way line of Davila Drive; thence turn right 85 degrees 27 minutes 40 seconds and run West 50.16 feet to the point of beginning; thence continue along last described course 50.16 feet; thence turn left 85 degrees 28 minutes and run South 205.7 feet; thence turn left 91 degrees 34 minutes 30 seconds and run East 50.02 feet; thence turn left 88 degrees 25 minutes 30 seconds and run North 208.29 feet to the point of beginning.

According to a survey of Jimmy Brasfield, Ala RS# 13404, dated October 20, 1997.

  
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SIGNED FOR IDENTIFICATION PURPOSES.

May 7, 2015.

  
James Allen Higdon



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

Grantor's Name	<u>James Allen Higdon</u>	Grantee's Name	<u>University Investments, LLC</u>
Mailing Address	<u>731 Middle Street</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>731 Middle Street</u> <u>Montevallo AL 35115</u>
Property Address	<u>731 Middle Street</u> <u>Montevallo AL 35115</u> _____ _____	Date of Sale	<u>May 7, 2015</u>
		Total Purchase Price	<u>\$1,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Title Curative Deed</u>
	<u>ALA.CODE 40-22-1 (Tax Exempt)</u>

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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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).

Sign James Allen Higdon  
James Allen Higdon, Grantor