

20161011000372720 1/3 \$225.50
Shelby Cnty Judge of Probate, AL
10/11/2016 11:30:02 AM FILED/CERT

Shelby County, AL 10/11/2016
State of Alabama
Deed Tax: \$204.50

THIS INSTRUMENT PREPARED BY:
(TITLE NOT EXAMINED)

Ms. Melanie M. Atha
CABANISS, JOHNSTON, GARDNER
DUMAS & O'NEAL LLP
Post Office Box 830612
Birmingham, Alabama 35283-0612
(TEL) 205/716-5200

SEND TAX NOTICES TO:

Patrick Higgins
1112 Indian Crest Drive
Indian Springs, AL 35124

STATE OF ALABAMA)
:
SHELBY COUNTY)

QUITCLAIM DEED

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 to the undersigned grantors, the receipt of which is hereby acknowledged, I the Grantor, Donna Higgins, an unmarried woman, (herein referred to as Grantor) hereby RELEASE, QUITCLAIM, GRANT, SELL and CONVEY unto Patrick Higgins (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel ID 10 5 21 0 002 061.006, Map Book 9, Page 71, Lot 4, First sector of Skyline Estates, Block 000

TO HAVE AND TO HOLD the Property unto Grantee, and his heirs and assigns, in fee simple, **FOREVER**.

The Property does not constitute the homestead or any part thereof of Grantor or her spouse.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on this, the 3rd day of October, 2016.

GRANTOR:

Donna Higgins
Donna Higgins

STATE OF ALABAMA)
 :
SHELBY COUNTY)

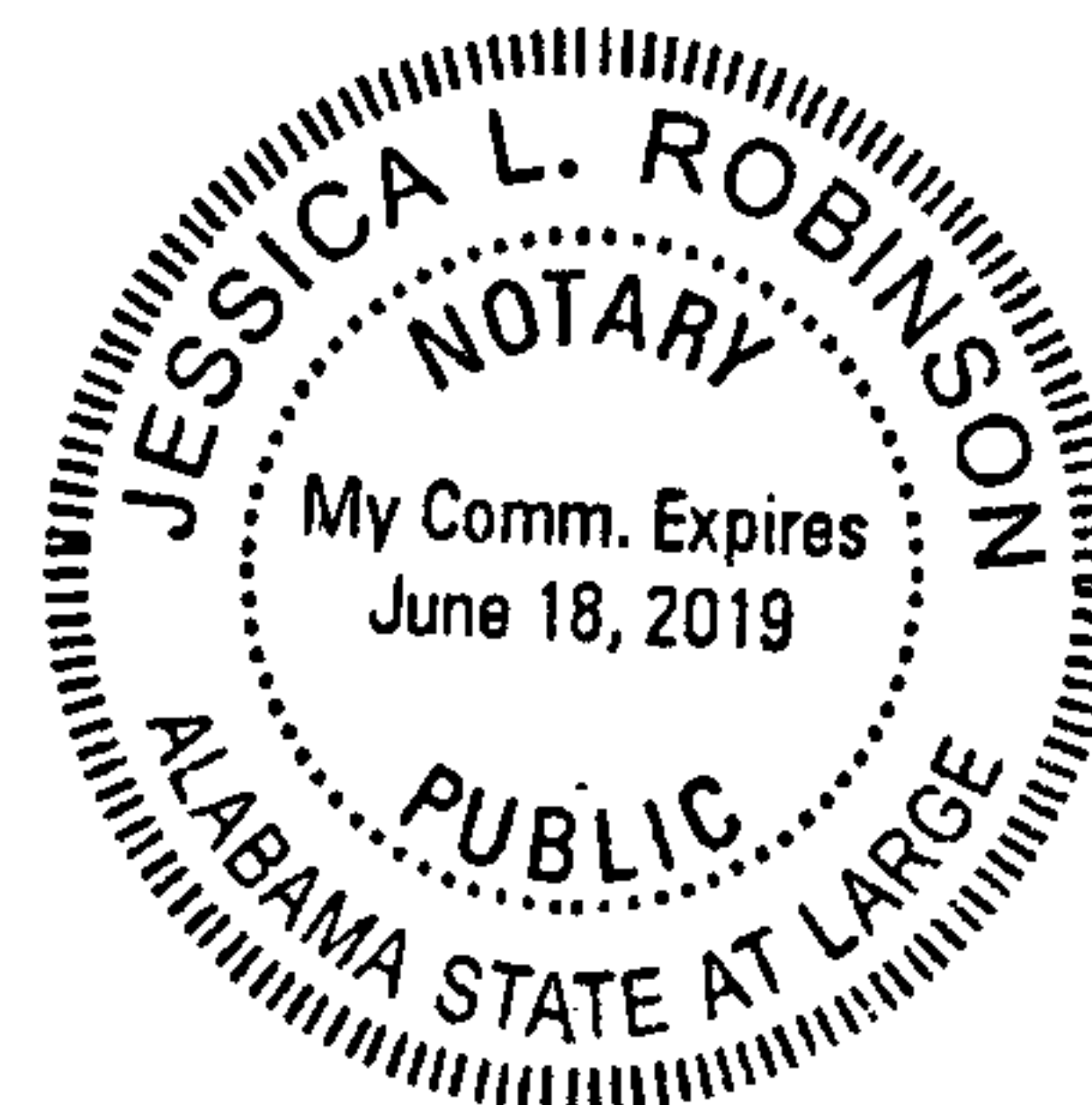
I, the undersigned Notary Public in and for said County and State hereby certify that Donna Higgins, individually, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 3 day of October, 2016.



Notary Public

[SEAL]
My Commission Expires: June 18, 2019




20161011000372720 2/3 \$225.50
Shelby Cnty Judge of Probate, AL
10/11/2016 11:30:02 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 Donna Higgins
Mailing Address 4810 Riverwood Pl.
Birmingham, AL 35242

Grantee's Name Patrick Higgins
Mailing Address 1112 Indian Crest Dr
Indian Springs, AL 35104

Property Address 1112 Indian Crest Dr.
Indian Springs, AL 35104

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 408,960. 1/2 = 204,480.

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


20161011000372720 3/3 \$225.50
Shelby Cnty Judge of Probate, AL
10/11/2016 11:30:02 AM FILED/CERT

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 10/11/16

Print Patrick Higgins

Unattested

Sign

Patrick Higgins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1