

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
Harrelson Law Firm, LLC  
15 Southlake Lane, Ste 130  
Hoover, AL 35244

Send Tax Notice To:  
William D. Higgins  
Hollie Higgins  
177 Cedar Bend Dr  
Helena, AL 35080

### WARRANTY DEED

STATE OF ALABAMA            )  
  )  
COUNTY OF SHELBY        )        KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **SIXTY NINE THOUSAND and 00/100 Dollars (\$69,000.00)** to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Creekwater Development, LLC, an Alabama limited liability company**, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto **William D. Higgins and Hollie Higgins, husband and wife**, (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 12, according to the Survey of Creekwater Phase III 1<sup>st</sup> Add, as recorded in Map Book 47, Page 18 in the Probate Office of Shelby County, Alabama.**

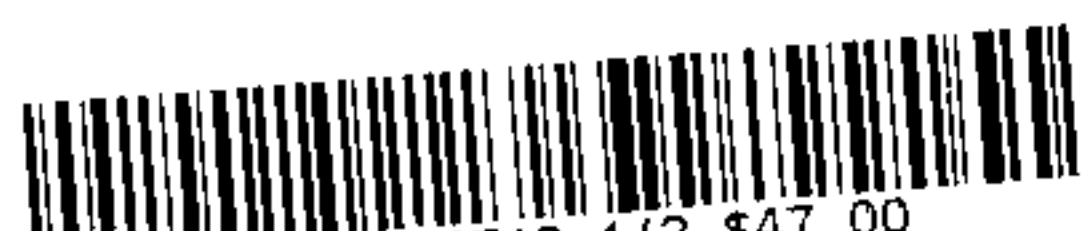
**Subject to:**

- 1. Ad valorem taxes due and payable October 1, 2017 and all subsequent years thereafter;**
- 2. Mineral and Mining Rights not owned by Grantor;**
- 3. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.**

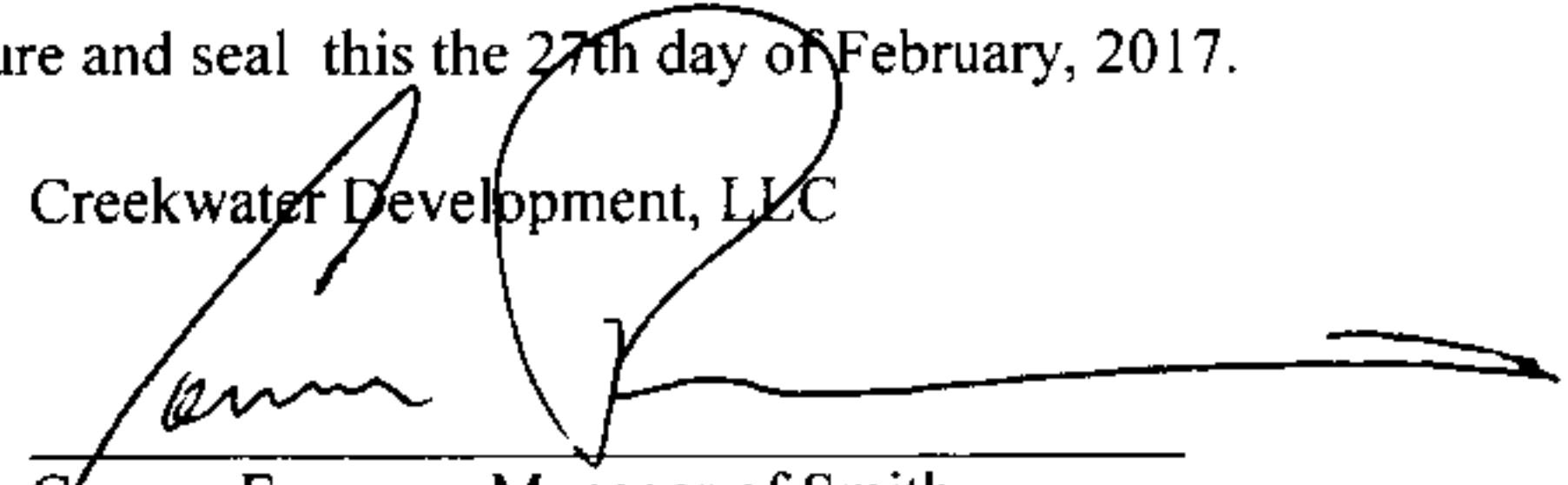
\$40,000.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Connor Farmer as Manager of Smith Commercial Investments, LLC, a member of Creekwater Development, LLC has set his signature and seal this the 27<sup>th</sup> day of February, 2017.

  
20170228000068710 1/2 \$47.00  
Shelby Cnty Judge of Probate: AL  
02/28/2017 01:10:06 PM FILED/CERT

Creekwater Development, LLC


  
Connor Farmer – Manager of Smith  
Commercial Investments, LLC  
Its: Member

STATE OF ALABAMA    )  
COUNTY OF SHELBY    )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose name as Manager of Smith Commercial Investments, LLC, a Member of Creekwater Development, LLC 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 as such and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand, this 27<sup>th</sup> day of February, 2017.

Shelby County, AL 02/28/2017  
State of Alabama  
Deed Tax: \$29.00

  
NOTARY PUBLIC

My Commission Expires: 8-25-19

# Real Estate Sales Validation Form

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

Grantor's Name Creekwater Development LLC  
Mailing Address 122 Bishop Circle  
Pelham, AL 35124

Grantee's Name William D Higgins  
Mailing Address Holly Higgins  
177 Cedar Bend Dr  
Helena, AL 35080

Property Address See Legal Description  
On Deed

Date of Sale 2-27-17  
Total Purchase Price \$ 69,000.00

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



20170228000068710 2/2 \$47.00  
Shelby Cnty Judge of Probate, AL  
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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 2-27-17

Print Gregory D Harner

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1