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-----Above This Line Reserved For Official Use Only-----

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 26 day of June, 2017

WITNESSES:

Witness

Print Name

Witness

Witness

STATE OF ALABAMA }

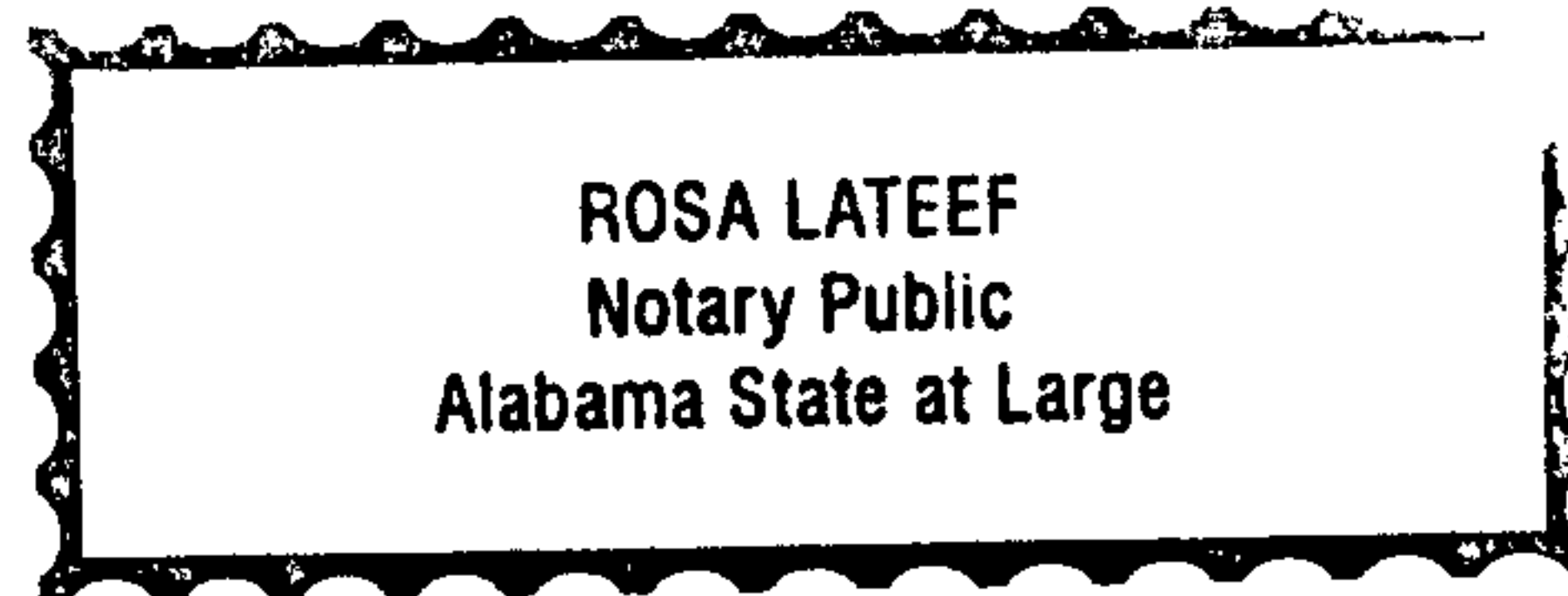
COUNTY OF Shelby }

Holly M Higgins f/k/a Holly Musgrave Roberts

HOLLY M. HIGGINS f/k/a/
HOLLY MUSGOVE ROBERTS

David M Higgins

DAVID M. HIGGINS



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOLLY M. HIGGINS f/k/a/ HOLLY MUSGOVE ROBERTS and DAVID M. HIGGINS, 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 and the same bears dated.

Given under my hand and official seal this the 26 day of June, 2017

Rosa Lateef
NOTARY PUBLIC

My Commission Expires: 08-18-18

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 25, ACCORDING TO THE SURVEY OF LAKE TERRACE, BEING A RESURVEY OF LOT 15,
LAKE LANE FIRST SECTOR, MAP BOOK 5, PAGE 110, AS RECORDED IN MAP BOOK 19,
PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 13 7 36 1 002 025.000

Commonly known as 145 Lake Terrace, Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name HOLLY M HIGGINS
Mailing Address 145 LAKE TERRACE
AL 35007

Grantee's Name HOLLY M AND DAVID HIGGINS
Mailing Address 145 LAKE TERRACE
AL 35007

Property Address 145 LAKE TERRACE
AL 35007

Date of Sale N/A
Total Purchase Price \$ 0.00

or
Actual Value \$ _____

20170710000245990 07/10/2017 03:07:06 PM QCDEED 4/4 or
Assessor's Market Value \$ 67,150.00

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 REFINANCE-NOT A PURCHASE

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 7/3/17

Print Brenda Fierro

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/10/2017 03:07:06 PM
\$91.50 CHERRY
20170710000245990

Print Form

Form RT-1