

This instrument prepared by:
Rosalie Doggett
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Kenneth W. Higdon and Carol Higdon
1065 6th Ct SW
Alabaster, AL 35007

WARRANTY DEED

**20171106000402970
11/06/2017 03:34:16 PM
DEEDS 1/3**

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Two Thousand Five Hundred And No/100 Dollars (\$102,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Elizabeth Lucille Clement, an unmarried woman, by her agent William Gregory Maze, as Attorney-In-Fact (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Kenneth W. Higdon and Carol Higdon (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 6, according to the Survey of Fall Acres, 2nd Sector, as recorded in Map Book 5, Page 16 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Elizabeth Lucille Clement, is the surviving grantee of that deed recorded in Book 177, Page 75, in the Probate Office of Shelby County, Alabama; the other grantee, William Ray Clement, having died on or about the 3rd day of December, 2015.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

FILE NO.: TS-1702294

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on October 20, 2017.

Elizabeth Lucille Clement by William Gregory Maze as
Elizabeth Lucille Clement attorney-in-fact
BY: William Gregory Maze, as Attorney-In-Fact

STATE OF Georgia
COUNTY OF Fannin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify William Gregory Maze, as Attorney-In-Fact for Elizabeth Lucille Clement, 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, in his capacity as such Attorney-In-Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal on this 27 day of October, 2017.

Jason M. Thra
Notary Public
My commission expires: 4/3/21

Real Estate Sales Validation Form

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

Grantor's Name Elizabeth Lucille Clement

Grantee's Name Kenneth W. Higdon and Carol Higdon

Mailing Address 1065 6th Ct SW
Alabaster, AL 35007Mailing Address 1065 6th Ct SW
Alabaster, AL 35007Property Address 1065 6th Ct SW
Alabaster, AL 35007

Date of Sale October 27, 2017

Total Purchase Price \$102,500.00

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☐ Appraisal☐ Sales Contract☐ Other: _____☒ Closing StatementIf 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 - Elizabeth Lucille Clement, 1065 6th Ct SW, Alabaster, AL 35007.

Grantee's name and mailing address - Kenneth W. Higdon and Carol Higdon, , .

Property address - 1065 6th Ct SW, Alabaster, AL 35007

Date of Sale - October 27, 2017.

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: October 27, 2017

Sign _____

Agent



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk _____
 Shelby County, AL
 11/06/2017 03:34:16 PM
 \$123.50 DEBBIE
 20171106000402970

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister".