

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED


20180309000077150 1/3 \$149.00
Shelby Cnty Judge of Probate, AL
03/09/2018 10:48:53 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Sandra S. Higginbotham, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Marjorie J. Kaley (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13 and the South half of Lot 12 of Block 1 of Alabaster Highlands Subdivision, as recorded in Map Book 4, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, setback lines, and encumbrances of record.

The above-described property is not the homestead of GRANTOR or her spouse.

TO HAVE AND TO HOLD to the said GRANTEE and her heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE, his, her or their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/09/2018
State of Alabama
Deed Tax: \$128.00

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
6th day of March, 2018.

Sandra S. Higginbotham
Sandra S. Higginbotham

STATE OF Florida
COUNTY OF Sumter

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sandra S. Higginbotham, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, 2018.

Lisa Kinnard
Notary Public

My commission expires:



LISA KINNARD
MY COMMISSION # FF 131995
EXPIRES: June 12, 2018
Bonded Thru Budget Notary Services

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Real Estate Sales Validation Form

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

Grantor's Name Sandra S. Higginbotham
Mailing Address 1634 NE 17th St.
Sumterville, FL 33585

Grantee's Name Marjorie J. Kaley
Mailing Address 1634 NE 17th St.
Sumterville, FL 33585

Property Address 4th Ave SW
Alabaster, AL

Date of Sale 6 March 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 127,840

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

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 6 March 2018

Print Sandra S. Higginbotham

☐ Unattested

Sign Sandra S. Higginbotham

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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