

This Instrument was Prepared by:

Send Tax Notice To: Heavy Equipment Real Estate, LLC

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

P.O. Box 12326

Birmingham, AL 35202

File No.: MV-19-25268

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Five Hundred Thousand Dollars and No Cents (\$500,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter R. Higgins Sr. and Julie D. Higgins, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Heavy Equipment Real Estate, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

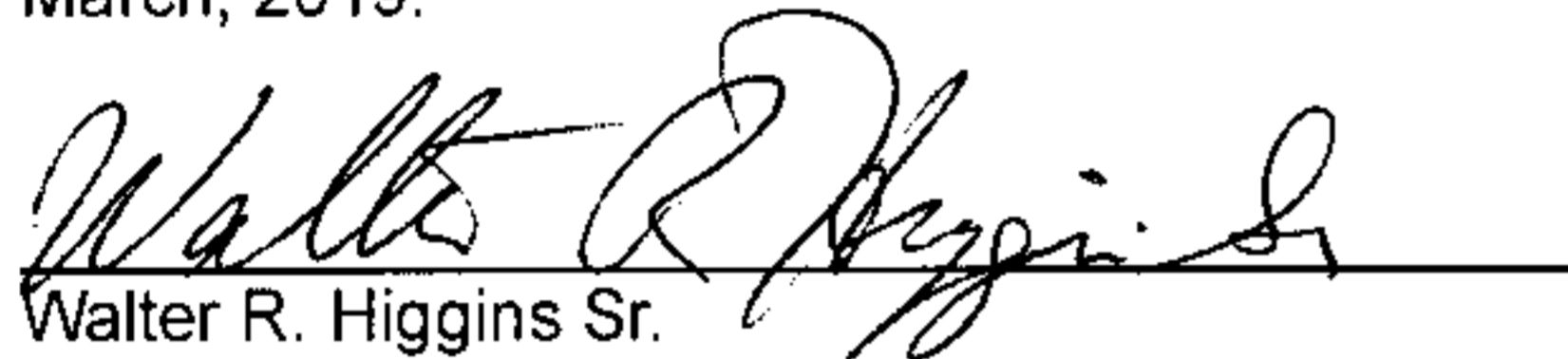
**Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

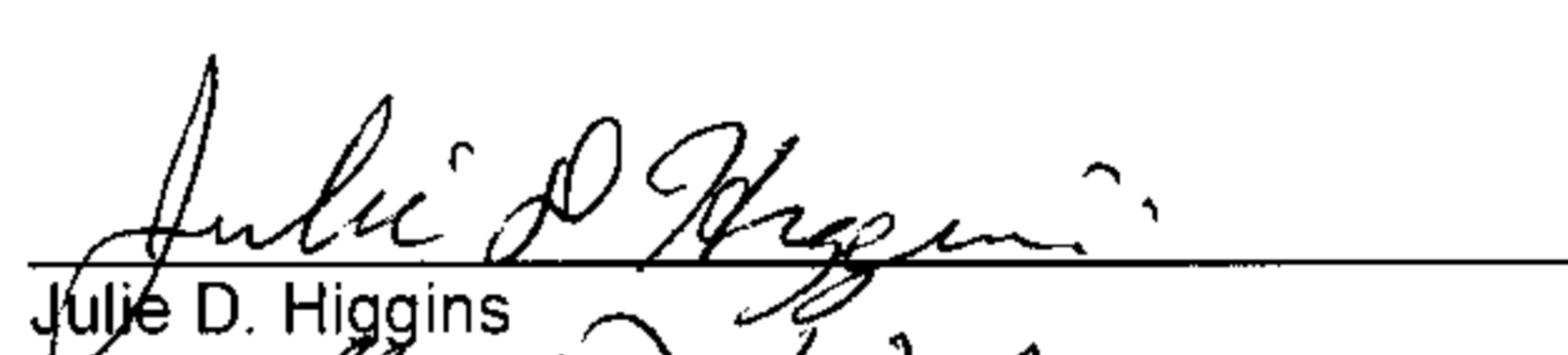
**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

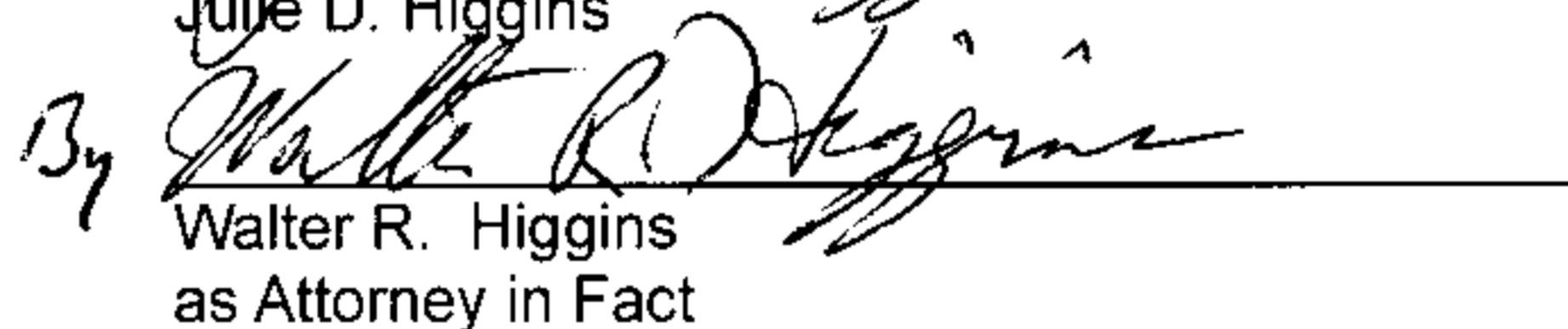
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of March, 2019.

  
Walter R. Higgins Sr.

  
Julie D. Higgins

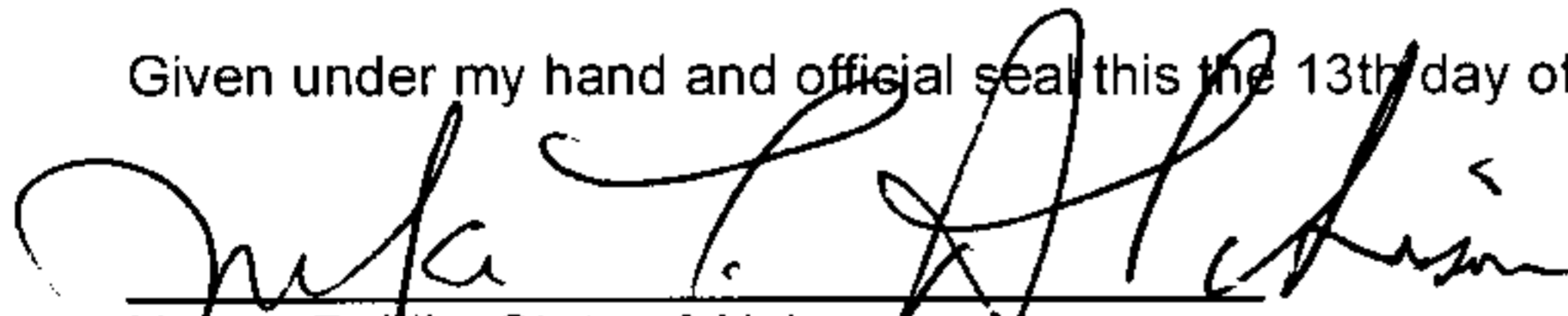
By   
Walter R. Higgins  
as Attorney in Fact

State of Alabama


County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Walter R. Higgins Sr and Walter R. Higgins as Attorney in Fact for Julie D. Higgins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of March, 2019.

  
Notary Public, State of Alabama  
Mike T Atchison  
My Commission Expires: September 22, 2020




  
20190314000081930 1/3 \$521.00  
Shelby Cnty Judge of Probate, AL  
03/14/2019 10:11:16 AM FILED/CERT

Shelby County, AL 03/14/2019  
State of Alabama  
Deed Tax: \$500.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A Parcel of land to be known as LOT 2 of Parcel Resurvey of 22-9-30-0-000-001.002 & 22-9-30-0-000-001.005, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Sec. 30, Township 21 South, Range 2 West, Shelby County, Alabama; thence N86°34'07"W for a distance of 42.42' to the Westerly R.O.W. line of Shelby County Highway 87, 80' R.O.W and the POINT OF BEGINNING; thence N86°34'07"W and leaving said R.O.W. line for a distance of 249.28' to the Easterly R.O.W. line of Interstate 65, R.O.W. Varies; thence N16°43'49"W and along said R.O.W. line for a distance of 369.63'; thence N89°46'48"E and leaving said R.O.W. line for a distance of 152.23'; thence S00°18'34"E for a distance of 142.37'; thence S48°19'20"E for a distance of 96.15'; thence S88°28'52"E for a distance of 130.42' to the Westerly R.O.W. line of above said Highway 87, 80' R.O.W.; thence S00°01'16"E and along said R.O.W. line for a distance of 159.73' to the POINT OF BEGINNING.

  
20190314000081930 2/3 \$521.00  
Shelby Cnty Judge of Probate, AL  
03/14/2019 10:11:16 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 Walter R. Higgins Sr.  
Julie D. Higgins  
Mailing Address 1296 Chancellor Ferry Rd  
Hopewell, AL 35078  
Property Address Calera, AL 35040

Grantee's Name Heavy Equipment Real Estate, LLC  
P.O. Box 12326  
Mailing Address Birmingham, AL 35202  
Date of Sale March 13, 2019  
Total Purchase Price \$500,000.00  
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)

XX Bill of Sale  
XX Sales Contract  
XX Closing Statement  
XX Appraisal  
XX 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 of 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 March 12, 2019

Print Walter R. Higgins Sr.

Unattested

(verified by)

Sign

Walter R. Higgins Sr.  
(Grantor/Grantee/Owner/Agent) circle one

20190314000081930 3/3 \$521.00  
Shelby Cnty Judge of Probate: AL  
03/14/2019 10:11:16 AM FILED/CERT

Form RT-1