

TITLE NOT EXAMINED BY PREPARER.

Information required by Section 40-22-1, Alabama Code (1975), in lieu of completion and recordation of Real Estate Sales Validation Form:

Grantor's Mailing Address:

1870 Ivory Caine Pointe, Naples, FL 34119

Date of conveyance: April 24, 2019

Consideration: \$96,150.00

Grantee's Mailing Address:

1870 Ivory Caine Pointe, Naples, FL 34119

Property Address:

250 Harbour Drive, Wilsonville, AL 35186

This instrument was prepared by Jonathan M. Welch, Attorney, 1925 Rainbow Drive, Gadsden, Alabama 39501.

PERSONAL REPRESENTATIVE'S DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that, whereas, certain real property located in Etowah County, Alabama, was conveyed by Warranty Deed from Lawrence J. Mosher and wife, Johanna Mosher to Rodney L. Higgins, Jr., dated May 12, 2008, Probate Office, Shelby County, Alabama; and

WHEREAS, the said Rodney L. Higgins, Jr. died intestate on or about February 24, 2017, and on July 25, 2017, Corey Ewing was appointed Administrator of the decedent's Estate by issuance of Letters of Administration in Case No. S-9607, by the Probate Court of Etowah County, Alabama; and

WHEREAS, the Probate Court of Etowah County, Alabama entered a Decree of Final Settlement on April 24, 2019, and the Decree directed that Corey Ewing, as Personal Representative of the Estate of Rodney L. Higgins (a/k/a Rodney L. Higgins, Jr.), deceased, execute and deliver to Carolyn D. Higgins, as Guardian for the Property of Michael Lee Higgins, Kevin Thomas Higgins and Nichole Marie Higgins, the real property described below; and

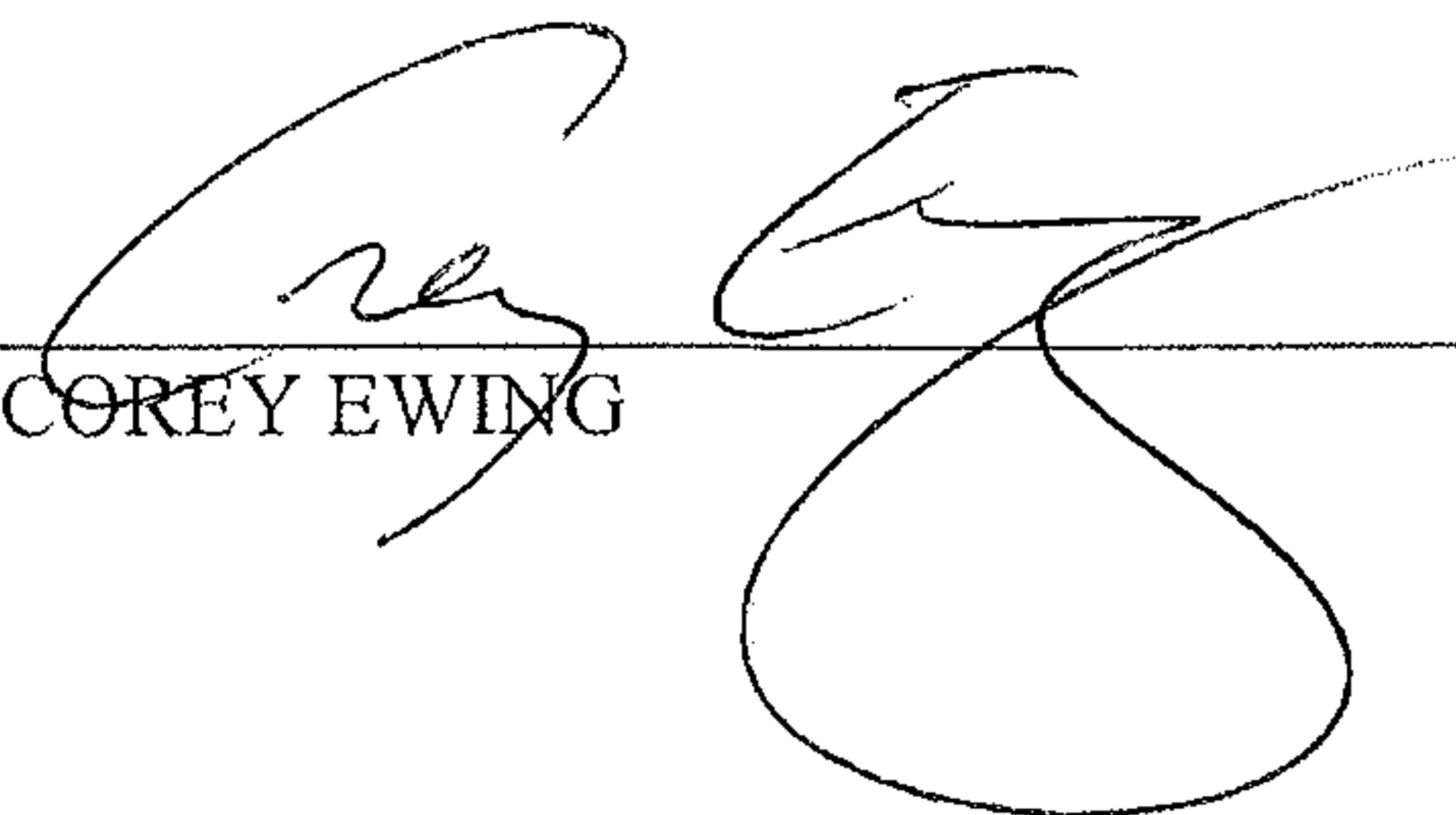
NOW, THEREFORE, for the purpose of vesting title as described above, and pursuant to the powers granted by the Etowah County Probate Court's Order of April 24, 2019, I, COREY EWING, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RODNEY L. HIGGINS, deceased [herein referred to as "Grantor"], do grant, bargain, sell and convey unto CAROLYN D. HIGGINS, AS GUARDIAN FOR THE PROPERTY OF MICHAEL LEE HIGGINS, KEVIN THOMAS HIGGINS AND NICHOLE MARIE HIGGINS [herein referred to as "Grantee"], the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8A, according to a Resurvey of Lots 4 through 8, Oak Harbour, Phase 1, as recorded in Map Book 34, Page 62, in the Probate Office of Shelby County, Alabama.

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

And I, in my capacity as Personal Representative of The Estate of Rodney L. Higgins, deceased, do on behalf of the said Estate covenant that no word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor, subject to the administration of the Estate of Rodney L. Higgins, deceased.

IN WITNESS WHEREOF, I, Corey Ewing, as Personal Representative of The Estate of Rodney L. Higgins, deceased, with full authority, have hereunto set my hand and seal, this 24th day of April, 2019.


COREY EWING

STATE OF ALABAMA)

COUNTY OF ETOWAH)

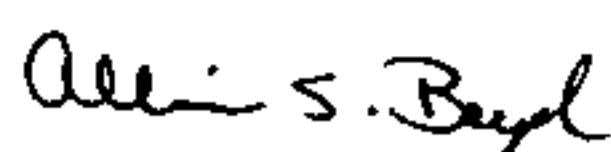
ACKNOWLEDGMENT

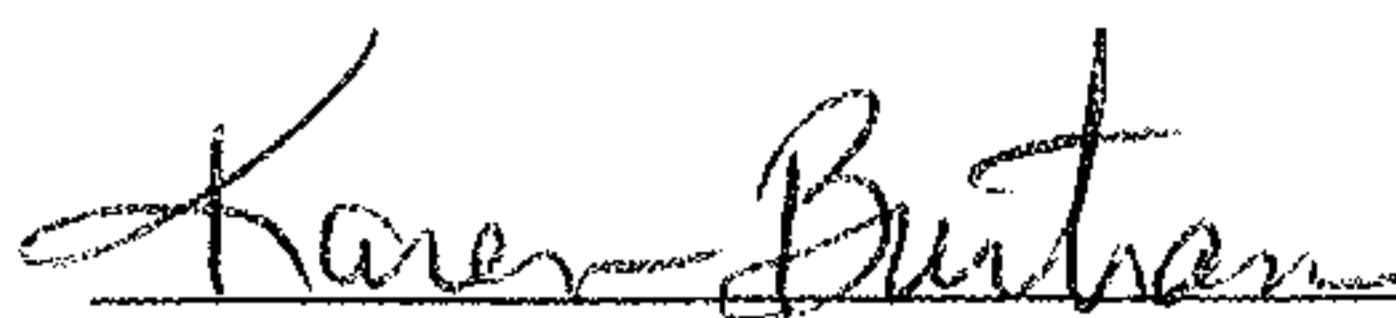
I, the undersigned, a Notary Public in and for the State of Alabama at large, hereby certify that Corey Ewing, whose name as Personal Representative of The Estate of Rodney L. Higgins, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity as such Personal Representative, and with due authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of April, 2019.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2019 01:35:40 PM
\$22.00 CHERRY
20190430000142470

A handwritten signature in cursive script, appearing to read "Karen Burton".


NOTARY PUBLIC