

Send Tax Notice to:
Donna J. Higgins and
Christopher Shelby Higgins
300 Rockhill Drive
Shelby, Alabama 35143

THIS INSTRUMENT WAS PREPARED BY:
Ellis, Head, Owens & Justice
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

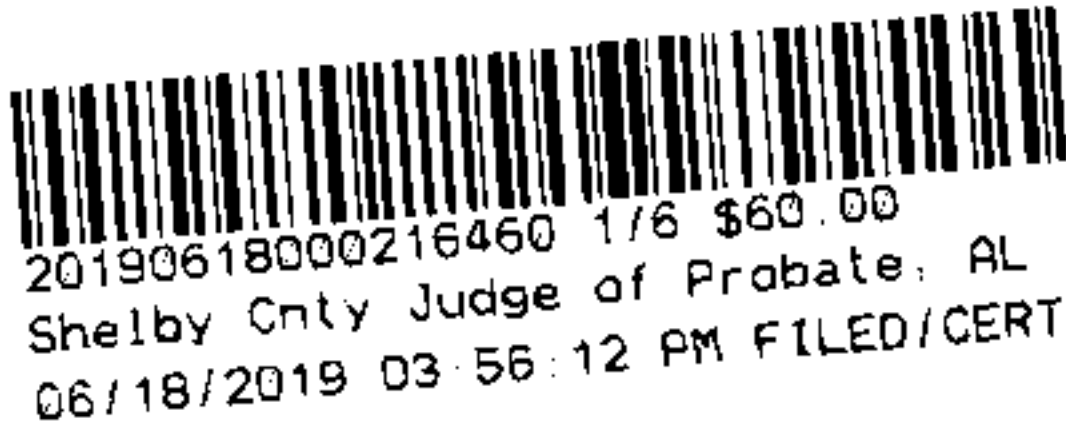
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND 00/100 DOLLAR (1.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, RICHARD HENRY HIGGINS, a married man, CHARLES GENE HIGGINS, a married man, LARRY MICHAEL HIGGINS, a married man, DONALD VANDERSLICE, an unmarried man, and TERRY GENE VANDERSLICE, an unmarried man (herein referred to as Grantors) do grant, bargain, sell and convey unto DONNA J. HIGGINS and son, CHRISTOPHER SHELBY HIGGINS (herein referred to as Grantees), all of our right, title and interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Five acres of land, more or less, in the SW 1/4 of the NW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows: Starting at the Southwest corner of the SW 1/4 of NW 1/4 of said Section 11, run North along the West line of said Section 11, 65.11 feet to the point of beginning, being in the center of a public road; run thence North a distance of 724.61 feet along the West line of said Section 11 to a point; run thence East a distance of 342.5 feet along the South property line of Lovis L. Kinman to a point, being in the center of a public road; run thence along the centerline of aforesaid public road in a Southwesterly direction to the point of beginning. Subject to easements and rights of way for public road and power line.

LESS AND EXCEPT:

Starting at the Southwest corner of the SW 1/4 of NW 1/4 of said Section 11, run North along the West line of said Section 11, 65.11 feet to the point of beginning, being in the corner of a public road; run thence North a distance of 742.61 feet along the West line of said Section 11 to a point; thence run East a distance of 342.5 feet along the South property line of Lovis L. Kinman to the point of beginning of the property herein conveyed; thence turn to the right and run Southerly and Southwesterly along the centerline of said public road a distance of 208.71 feet to a point; thence turn to the right and run Westerly parallel with the South property line of Lovis L. Kinman property a distance of 417.42 feet to a point; thence turn



to the right and run Northeasterly parallel with the centerline of the public road a distance of 208.71 feet, more or less, to a point on the Northern boundary of (a former) grantor's property, which said point is also located on the south property line of the Lovis L. Kinman property; thence turn to the right and run Easterly along the North boundary of (former) grantor's property a distance of 417.42 feet to the point of beginning. Situated in the SW 1/4 of the NW 1/4 of Section 11, Township 24 North Range 15 East, Shelby County, Alabama. The property herein identified is the same property as shown by deed dated June 10, 2007, and recorded in the Probate Office of Shelby County, Alabama, as Instrument No. 20070710000324920.

LESS AND EXCEPT:

One acre ONLY off of the Southernmost portion of the following described land: Starting at the SW corner of the SW 1/4 of NW 1/4 of Section 11, Township 24 North, Range 15 East, Shelby County, Alabama, and run North along the West line of said Section 11, 65.11 feet to the point of beginning, being in the center of a public road; run thence North a distance of 724.61 feet along the West line of said Section 11 to a point; run thence East a distance of 342.5 feet along the South property line of Lovis L. Kinman to a point, being in the center of a public road; run thence along the centerline of aforesaid public road in a Southwesterly direction to the point of beginning; the property conveyed hereby containing 1 acre. The residence dwelling formerly situated on said property has been removed. The property herein conveyed is the same property as shown by deed dated May 24, 1976, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 298, page 849.

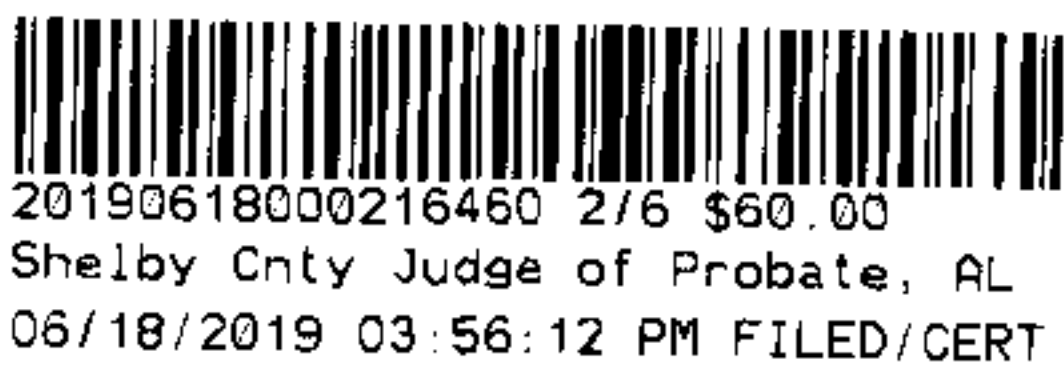
Leo Higgins died June 24, 1984, and his wife, Frances Higgins, died March 16, 2019. The Grantors Richard Henry Higgins, Charles Gene Higgins, and Larry Michael Higgins are all of the sons of Leo Higgins and/or Frances Higgins. Florence Higgins Vanderslice was the only daughter of Leo Higgins and/or Frances Higgins, and she died on June 4, 2019. Her surviving husband, Donald Vanderslice, is one of the Grantors, and her only child, Terry Gene Vanderslice, is one of the Grantors.

The above described property does not constitute any part of the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD unto the said Grantees, their heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of June, 2019.



Richard Henry Higgins (SEAL)
Richard Henry Higgins

Charles Gene Higgins (SEAL)
Charles Gene Higgins

Larry Michael Higgins (SEAL)
Larry Michael Higgins

Donald Vanderslice (SEAL)
Donald Vanderslice

Terry Gene Vanderslice (SEAL)
Terry Gene Vanderslice

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard Henry Higgins, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2019.

Kenneth M. Foster (SEAL)
Notary Public
My Commission Expires: 1-3-23

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Gene Higgins, a married man, 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 executed the same voluntarily on the day the same bears date.


20190618000216460 3/6 \$60.00
Shelby Cnty Judge of Probate, AL
06/18/2019 03:56:12 PM FILED/CERT

Given under my hand and official seal this 17th day of June, 2019.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-3-23

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Michael Higgins, a married man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2019.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-3-23

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald Vanderslice, an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2019.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-3-23

STATE OF Alabama
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Terry Gene Vanderslice, an unmarried man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June,
2019.

Kimi M. Feate (SEAL)
Notary Public
My Commission Expires: 1-3-23


20190618000216460 5/6 \$60.00
Shelby Cnty Judge of Probate, AL
06/18/2019 03:56:12 PM 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 Richard Henry Higgins, et al.
Mailing Address P. O. Box 51
Shelby, Alabama 35143

Grantee's Name Donna J. Higgins & Christopher Shelby Higgins
Mailing Address 300 Rockhill Drive
Shelby, Alabama 35143

Property Address 300 Rockhill Drive
Shelby, Alabama 35143

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 26,510.00



20190618000216460 6/6 \$60.00
Shelby Cnty Judge of Probate, AL
06/18/2019 03:56:12 PM FILED/CERT

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 Property Tax Commissioner
☐ Closing Statement

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 6/17/19

Print Donna J Higgins

☐ Unattested

Keri Foster
(verified by)

Sign Donna J Higgins
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1