

20200110000015120
01/10/2020 11:51:09 AM
QCDEED 1/2

Instrument Prepared By:
Sandy F. Johnson
3156 Highway 31, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Zachery V. White
Lacey K. White

5560 Highway 16
Montevallo, AL 35115

QUIT CLAIM DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and No Cents (\$1.00), and other good and valuable consideration in hand paid to the undersigned, Charles R. Higdon, a married man, hereby remises, releases, quit claims, grants, sells and conveys to Zachery V. White and Lacey K. White (hereinafter called Grantees), as joint tenants with rights of survivorship, all his right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of Land situated in Shelby County, Alabama, more particularly described as follows:

Commence at the SE corner of the SE 1/4 of the NW 1/4 of Section 12, Township 22 South, Range 3 West; thence run S88°08'08"W for 658.20 feet to the Point of Beginning; thence continue on the last described course for 322.35 feet; thence run S01°49'30"E for 50.00 feet; thence run S87°03'55"W for 305.77 feet to a point on the Easterly right of way line of Shelby County Road 16; thence run N04°06'41"W along said road for 978.52 feet; thence run N87°40'31"E for 630.36 feet; thence run S04°05'45"E for 927.82 feet to the Point of Beginning. ALSO known as Lot 2, Ingram Acres (unrecorded subdivision).

Subject to: All easements, restrictions and rights of way of record.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse, neither is it contiguous thereto.

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.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 20th day of December, 2019

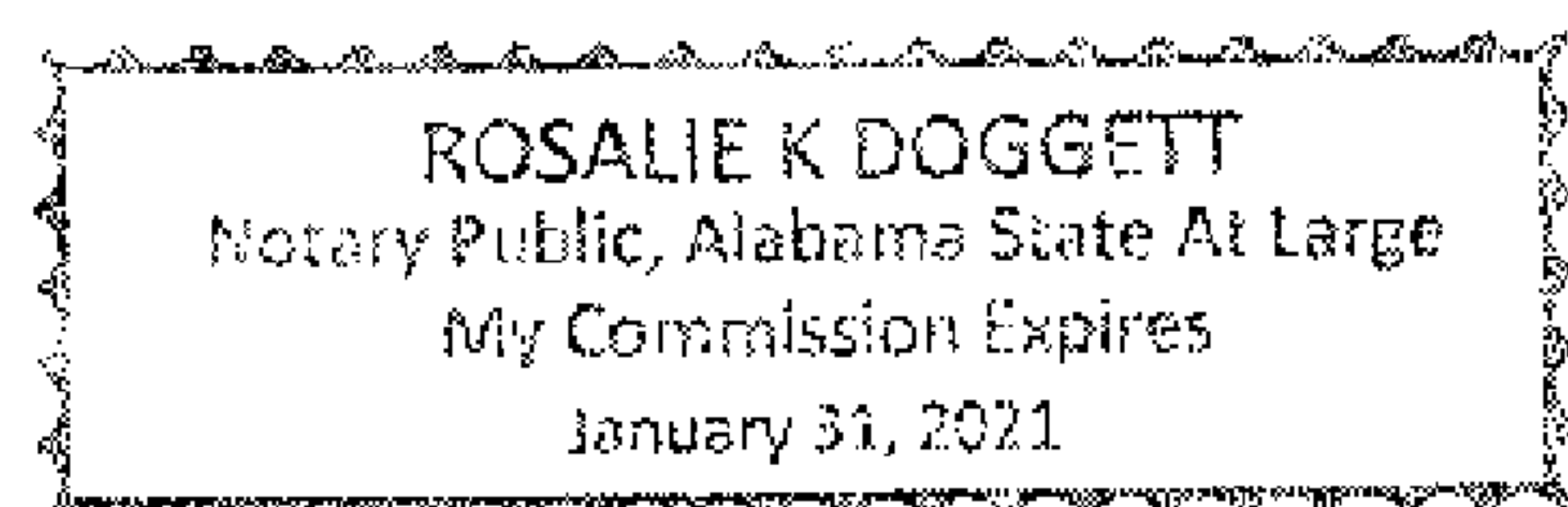

Charles R. Higdon

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Charles R. Higdon 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 duly informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2019.


Notary Public, State of Alabama
Rosalie K. Doggett
Printed Name of Notary
My Commission Expires: 1/31/21



Real Estate Sales Validation Form

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

Grantor's Name Charles R. Higdon
Mailing Address 5560 Highway 16
Montevallo, AL 35115

Grantee's Name Zachery V. White and Lacey K. White
Mailing Address 5560 Highway 16
Montevallo, AL 35115

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Property Address 5560 Highway 16
Montevallo, AL 35115

Date of Sale 12/20/2019

Total Purchase Price \$

or

Actual Value \$ 63,333.33 (1/3 Interest)

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 previous deed

☐ 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 12/20/19

Print

Sign

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
(verified by)
Shelby County, AL
01/10/2020 11:51:09 AM
\$88.50 MIST
20200110000015120

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Byrd

