



2020020700052140 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
02/07/2020 02:05:55 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Samantha Carnley
1313 Alford Avenue
Hoover, Alabama 35226

Send Tax Notice to:
Nicholas S. Higdon
571 Grayson Place
Chelsea, Alabama 35043

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN and NO/100 DOLLARS (\$10.00)** and the terms of the Agreement in Contemplation of Divorce in Case No. DR-2019-900521 in the Circuit Court of Shelby County, Alabama, to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Alexandra E. Higdon, a divorced and single woman (hereinafter called Grantor), whose address is 305 Windham Asp. IV ACP, hereby remises, releases, quitclaims, grants, sells, and conveys to Nicholas S. Higdon, a divorced and single man (hereinafter called Grantee), whose address is 571 Grayson Place Chelsea, Alabama 35043, all of her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit A

No title examination has been performed. The preparer of this deed makes no guarantees concerning either the accuracy of this description or the ownership of this property.

The above-described real estate is not the homestead of the grantor.

TO HAVE AND TO HOLD unto the Grantee, his heirs, executors, administrators and assigns forever.

Given under my hand and seal this 11th day of December 2019.

Alexandra E. Higdon
Alexandra E. Higdon

STATE OF ALABAMA }
COUNTY OF Jackson }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Alexandra E. Higdon, a divorced and single woman, 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 11th day of December, 2019.

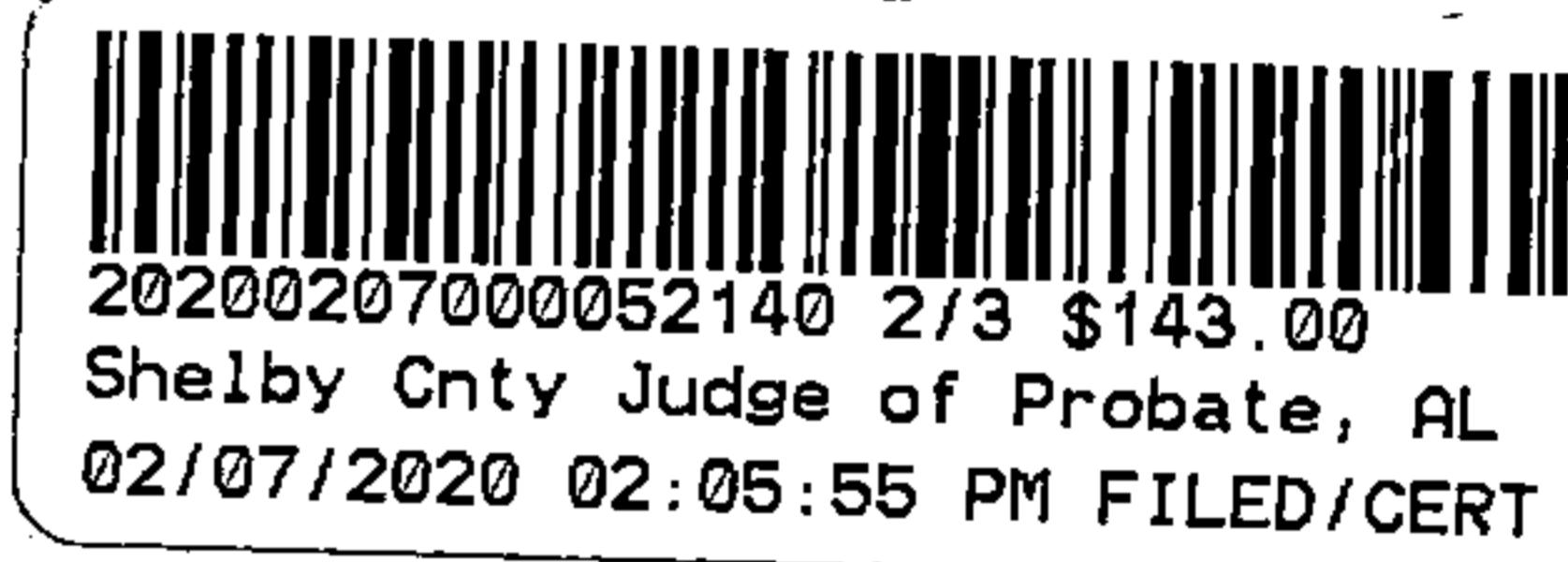
Notary Public

Commission Expires: 12-21-2019

EXHIBIT A

Lot 7-133A, according to the Survey of Chelsea Park 7th Sector, Third Addition, Lot 7-133 Resurvey, as recorded in Map Book 49, Page 37, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector filed record as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").



MM

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Alexander F Higdon
571 Grayson Pl
Chelsea AL 35043

Grantee's Name Nicholas Higdon
Mailing Address 4570 Lake Valley Dr
Hoover AL 35244

Property Address

571 Chelsea Pl
571 Grayson Pl
Chelsea AL 35043

Date of Sale

Total Purchase Price \$

or

Actual Value

\$ 230,000.00

or

Assessor's Market Value \$ 230,000.00

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

Shelby County, AL 02/07/2020
State of Alabama
Deed Tax: \$115.00

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 2/7/20

Print FEDdbs Jr

Unattested

(verified by)

Sign J. S. Higdon

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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