

Record and return to:  
Victory Title & Escrow, LLC  
695 President Pl., Ste. 203  
Smyrna, TN 37167

VT 200300103



20200521000204010 1/3 \$153.00  
Shelby Cnty Judge of Probate, AL  
05/21/2020 12:42:51 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
LAW OFFICE OF JEFF W. PARMER LLC  
2204 LAKESHORE DRIVE, SUITE 125  
BIRMINGHAM, AL 35209

Send tax notice to:  
Vita Padalino  
Wesley A. Higgins  
115 Rivers Edge  
Shelby, AL 35143

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, we, Vita Padalino and Wesley A. Higgins, wife and husband (herein referred to as grantors) do grant, bargain, sell and convey unto Vita Padalino and Wesley A. Higgins, wife and husband (herein referred to as GRANTEE) the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 12, 13 and 14 according to the Survey of Rice Acres, a set forth in Map Book 3, Page 117, in the Probate Office of Shelby County, Alabama, LESS AND EXCEPT that part of Lot 12 between the northerly right of way line of a 20 foot right of way and an existing fence line agreed to by Mac and Glenda Stinson and J. T. Boykin, Jr., being more particularly described as follows:

Commencing at the southern most corner of Lot 10, according to the Map of Rice Acres, as recorded in Map Book 3, page 117, in the Judge of Probate Office, Shelby County, Alabama; thence run Northwesterly along the western line of said Lot 10; also being the Northeast Right of Way boundary of a 20 foot public right of way for a distance of 340.00 feet to the Northwest corner of said Lot 10; hence turn an angle of 27 degrees 51'00" to the left and continue along said 20' right of way for a distance of 175.00 feet; thence turn an angle of 64 degrees 59' 00" to the left and continue along said 20' right of way for a distance of 50.34 feet to the Point of Beginning; thence continue along the last described course to the 397.0 foot contour; thence run Northwesterly along the said 397 foot contour to an existing fence; thence run Northeasterly along fence a distance of 59.77 feet to an existing fence corner, thence turn an angle of 27 degrees 51' 39" to the right and continue along said fence line for a distance of 11.31 feet; thence turn an angle of 41 degrees 46' 26" to the left and continue along said fence line to the 397.0 foot contour; thence run Southwesterly along the said 397 foot contour to its intersection with said Northerly right of way line of said 20 foot right of way; thence run in a Southwesterly direction along said Northerly right of way lie to the Point of Beginning.

TOGETHER WITH A NON-EXCLUSIVE 12' INGRESS AND EGRESS AND UTILITY EASEMENT SITUATED IN THE NORTHWEST 1/4 OF SECTION 18 TOWNSHIP 24 NORTH, RANGE 16 EAST, SHELBY COUNTY, ALABAMA: Commence at the Southern most corner of Lot 10, according the Map of Rice Acres, as recorded in map Book 3 Page 117, in the Probate Office of Shelby County, Alabama; thence run Northwesterly along the Western line of said Lot 10; also being the Northeast right of way boundary of a 20' public right of way for a distance of 340.00 feet to the Northwest corner of said Lot 10; thence turn an angle of 27 degrees 51' 00" to the left and continue along said 20' right of way for a distance of 175.00 feet; thence tun an angle of 64 degrees 59' 00" to the left and continue along said 20' right of way for a distance of 50.34 feet thence turn an angle of 85 degrees 36' 50" to the right for a distance of 53.59 feet; thence turn an angle of 3 degrees 49' 49" to the left a distance of 26.09 feet to an existing fence and the Point of Beginning of the centerline of a 12 foot ingress and egress and public utility easement; thence turn an angle of 180 degrees 00' to the right a distance of 26.09 feet; thence turn angle of 3 degrees 49' to the right a distance of 53.59 feet; thence turn an angle of 11 degrees 33' 41" to the right a distance of 20.22 feet to the Southerly right of way line of said 20 feet right of way; thence leaving said right of way continue along last described course for a distance of 39.27 feet, thence turn an angle of 8 degrees 51' 48" to the right for a distance of 59.70 feet; thence turn an angle of 8 degrees 00' 25" to the right for a distance of 29.28 feet; thence turn an angle of 10 degrees 25' 34" to the left for a distance of 16.12 feet to the deed line of a Warranty Deed from Florence Louise Boykin, a widow, to J. T. Boykin, recorded in Deed book 357, page 824, August 3, 1984,, in the office of the Probate Judge of Shelby County, Alabama; thence continue along said line for a distance of 11.63 feet; thence turn an angle of 33 degrees 30' 48" to the left for a distance of 26.90 feet thence turn an angle of 23 degrees 36' 34" to the left for a distance of 58.00 feet to the Northwesterly right of way line of a private road; said point being the end of said centerline of 12' easement.

LESS AND EXCEPT all that part of the lands hereinafter described which would be severed with waters of the Coosa River or its tributaries should such river or it tributaries be raised and backed up to that certain datum plane of 397 feet above mean sea level as established by the United States Coast an

Geodetic Survey as adjusted in January, 1945, as set out in Deed Book 240 page 468 in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Vita Padalino by Warranty Deed from James L. Hollis and wife, Linda F. Hollis dated May 28, 2010, recorded June 8, 2010 in Document Number 2010060800180400, in the Office of the Judge of Probate of Shelby County, Alabama.

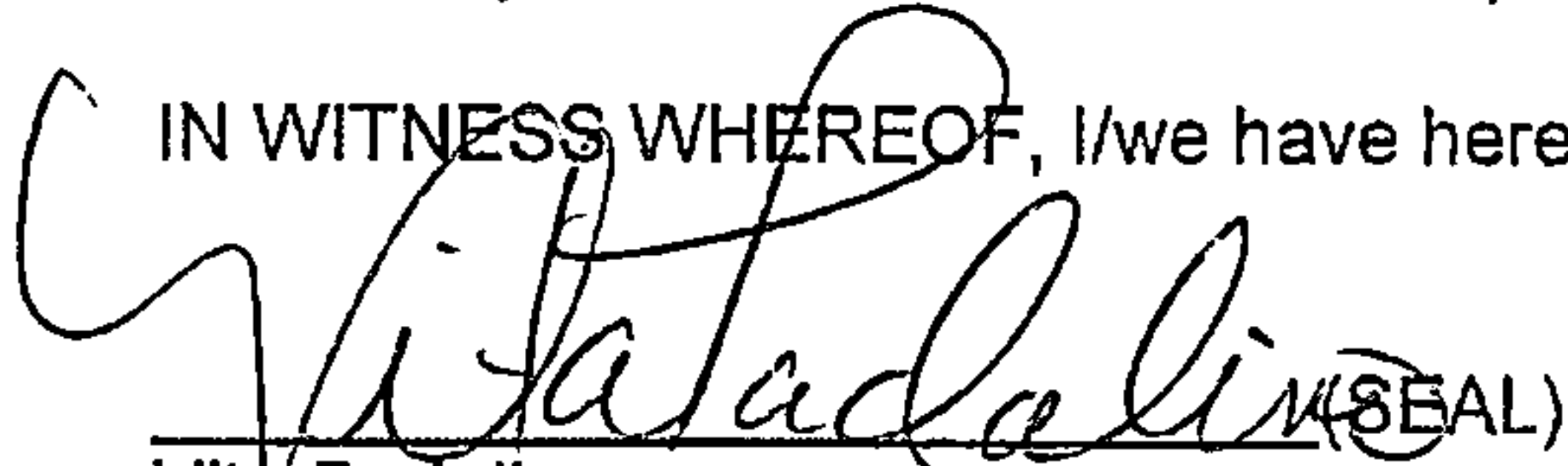
The purpose of this conveyance is to add the spouse to the title and to create survivorship

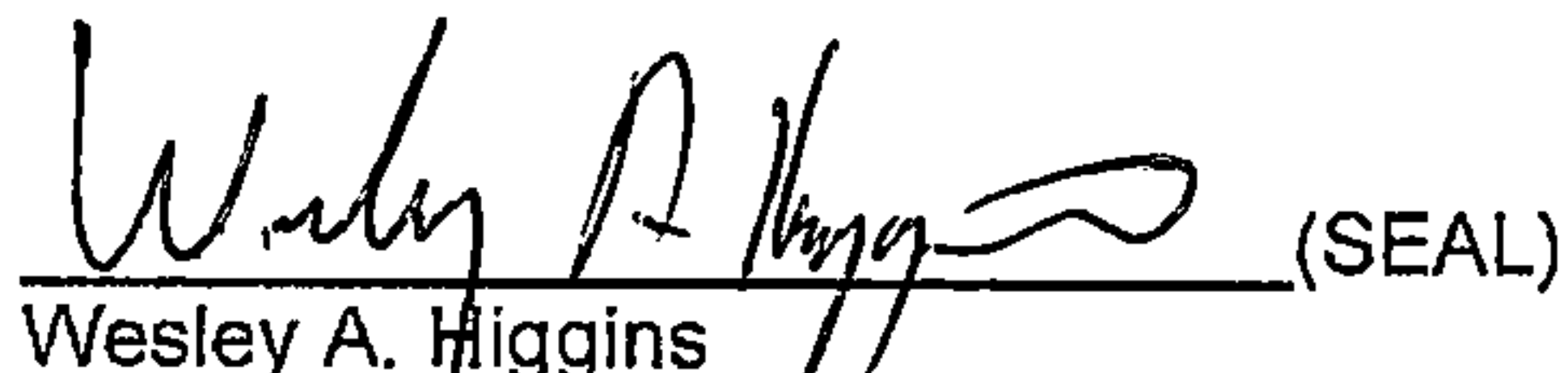
Subject to all rights of way, easements, covenants, mineral and mining rights, and restrictions of record. Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEE.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his (her) 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 GRANTEE, his (her) 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 April 9, 2020

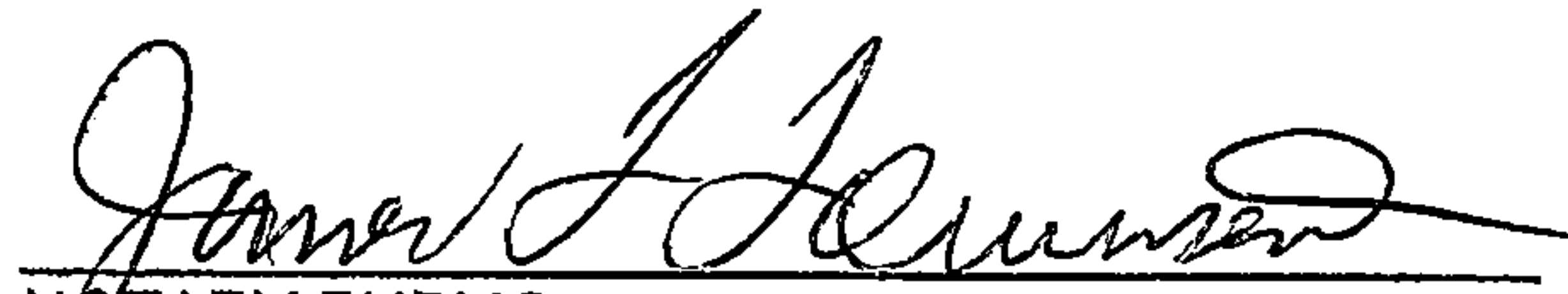
  
Vita Padalino (SEAL)

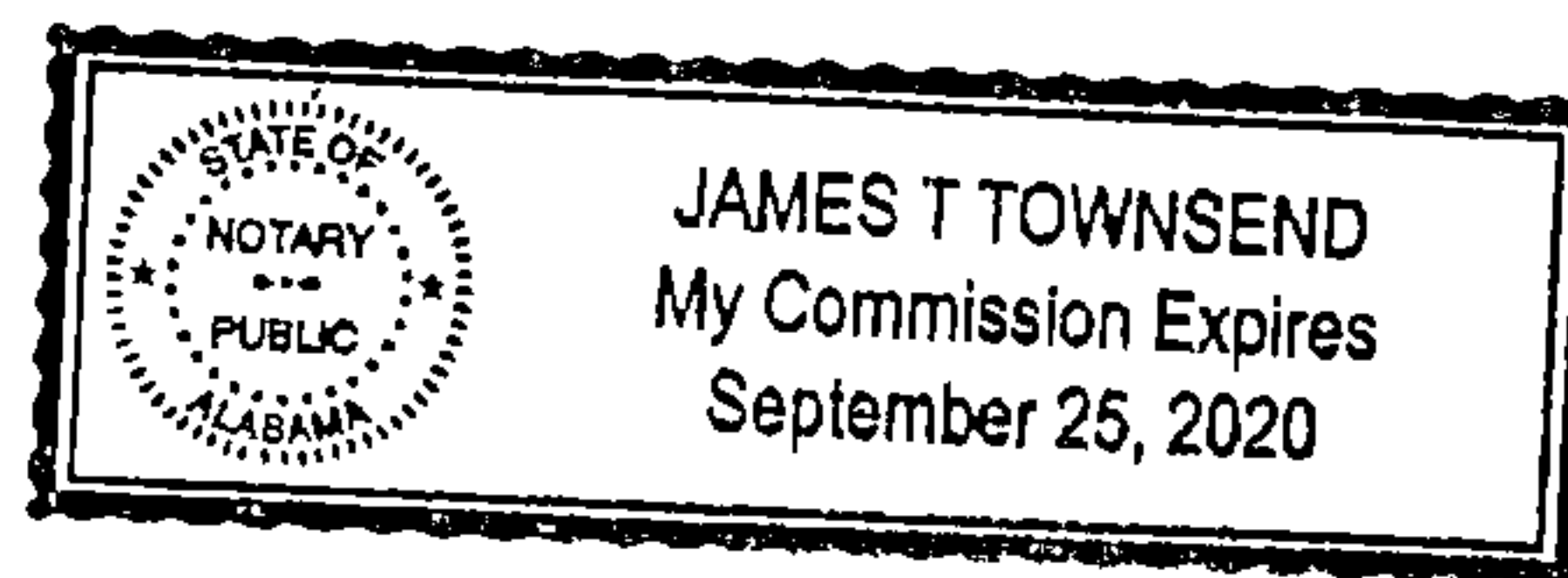
  
Wesley A. Higgins (SEAL)


STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vita Padalino and Wesley A. Higgins, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on April 9, 2020

  
NOTARY PUBLIC  
My commission expires:



  
20200521000204010 2/3 \$153.00  
Shelby Cnty Judge of Probate, AL  
05/21/2020 12:42:51 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 Vita Padalino
Mailing Address Wesley A. Higgins
115 Rivers Edge
Shelby, AL 35143

Grantee's Name Vita Padalino
Mailing Address Wesley A. Higgins
115 Rivers Edge
Shelby, AL 35143

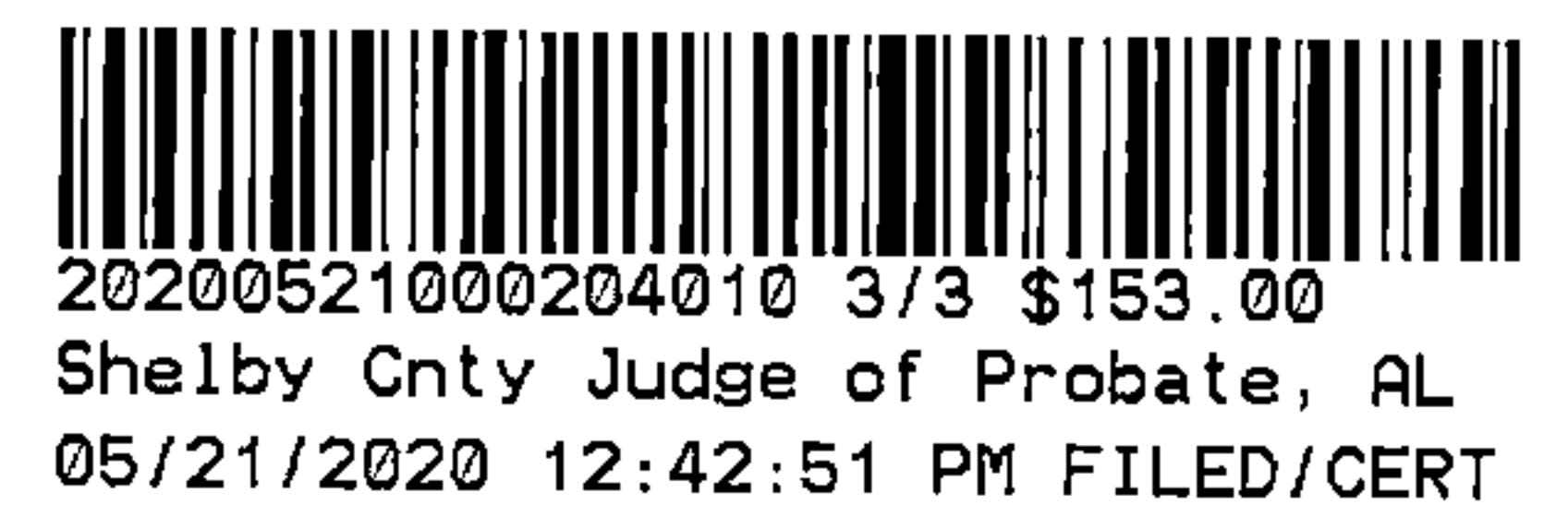
Property Address 115 Rivers Edge
Shelby, AL 35143

Date of Sale 04/09/2020
Total Purchase Price \$
or
Actual Value \$ 250,000
or
Assessor's Market Value \$

Shelby County, AL 05/21/2020
State of Alabama
Deed Tax: \$125.00

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



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 4/9/2020

Print Tricia Hurtt

Unattested (verified by)

Sign (Handwritten signature) (Grantor/Grantee/Owner/Agent) circle one