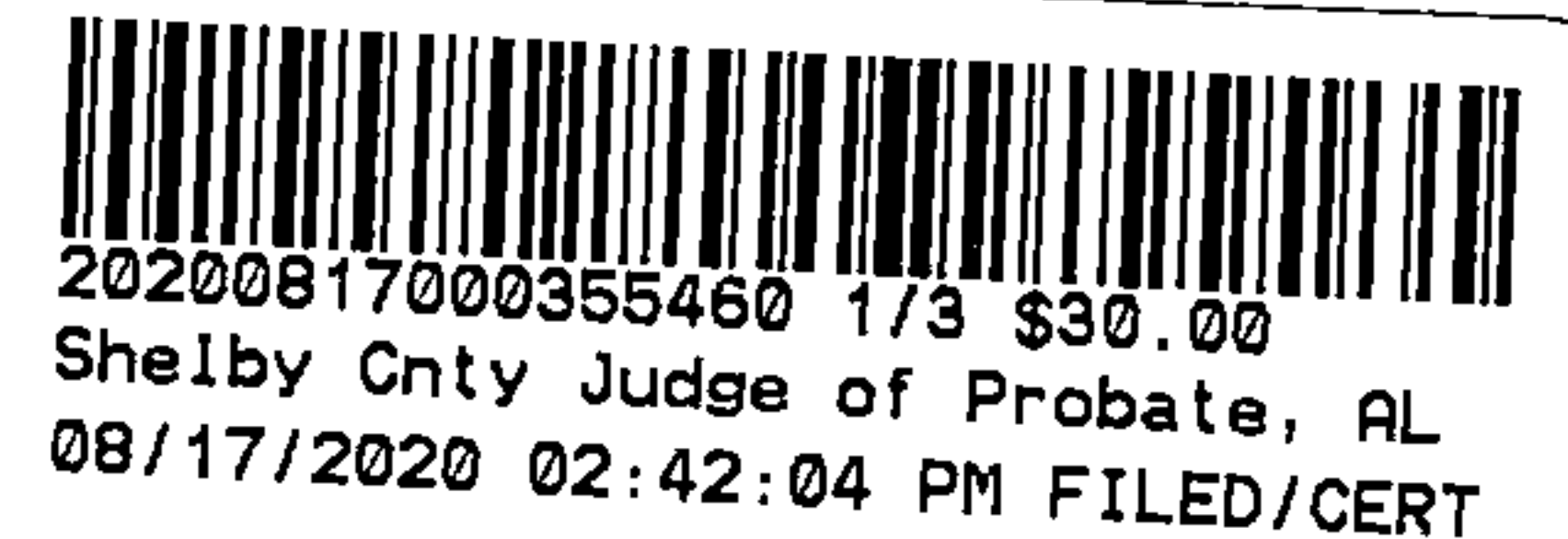


This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Carylon Higgins
(Address) 328 8th St. SW
Alabaster, AL 35007



WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, Carylon Higgins, a.k.a. Carolyn Higgins, as Personal Representative of the Estate of Walter Calvin Booth, deceased, Shelby County, Alabama Probate Court Case No. PR-2019-000892 (herein referred to as grantor) does grant, bargain, sell and convey unto

Carylon Higgins

(herein referred to as **GRANTEE**, whether one or more) the following described real estate, situated in Shelby County, Alabama to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and conditions of record.
Subject to applicable zoning and sub-division regulations.
Subject to mineral and mining rights, if any.

This Deed prepared without benefit of title abstract or examination at grantor's and grantee's request.

TO HAVE AND TO HOLD, To the said **GRANTEE**, his, her or their heirs, or its successors and assigns forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, hers or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17th day of August, 2020.

WITNESS

Carylon Higgins (Seal) _____ (Seal)
Carylon Higgins, a.k.a. Carolyn Higgins, as Personal Representative of the Estate of Walter Calvin Booth, Shelby County, Alabama, Probate Court Case No. PR-2019-000892

STATE OF ALABAMA
SHELBY COUNTY

I, Laure A. Walden, a Notary Public in and for said County, in said State, hereby certify that Carylon Higgins, a.k.a. Carolyn Higgins, as Personal Representative of the Estate of Walter Calvin Booth, deceased, Shelby County, Alabama, Probate Case No. PR-2019-000892, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 17th day of August, 2020.

Laure A. Walden
Notary Public

July 7, 2021
My Commission Expires:

Exhibit "A"



20200817000355460 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/17/2020 02:42:04 PM FILED/CERT

Commence at the SW corner of Lot 12 of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, according to map of Nickerson Survey on Helena Road, as recorded in Map Book 3, Page 116 in the Office of the Probate Judge of Shelby County, Alabama, run in a Northerly direction along the West lines of Lots 12 and 13 for a distance of 277.00 feet to the POINT OF BEGINNING of the North portion of Lot 13; thence from point of beginning, continue to run in a Northerly direction along the West line of the North portion of Lot 13 for a distance of 80.00 feet; thence run in an Easterly direction along the North Line of Lot 13 for a distance of 120.00 feet; thence run in a Southerly direction parallel to the West line of Lot 13 for a distance of 80.00 feet; thence run in a Westerly direction parallel to the North line of Lot 13 for a distance of 120.00 feet to the POINT OF BEGINNING.

THE LEGAL DESCRIPTION OF THE PROPERTY HEREINABOVE REFERENCED WAS OBTAINED FROM THAT CERTAIN SURVEY OF R. C. FARMER & ASSOCIATES, INC., DATED MAY 15, 2002, AND IT IS THE INTENT OF GRANTORS TO CONVEY TO GRANTEE THE WESTERNMOST 120 FEET OF THE NORTH ONE-HALF OF LOT 13 ACCORDING TO MAP OF NICKERSON SURVEY ON HELENA ROAD, AS HEREINABOVE REFERENCED.

SOURCE OF TITLE: DEED BOOK 313, PAGE 519, AS RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA.

THOMAS O. HALL, A GRANTEE, PURSUANT TO THE DEED IMMEDIATELY HERETOFORE REFERENCED, SAME OF WHICH WAS JOINT WITH RIGHT OF SURVIVORSHIP, DECEASED ON OCTOBER 4, 2001.

Real Estate Sales Validation Form

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

Grantor's Name Carolyn Higgins, a.k.a. Carolyn Higgins
Mailing Address Walter Calvin Boon
328 8th St. SW
Alabaster, AL 35007

Grantee's Name Carolyn Higgins
Mailing Address 328 8th St. SW
Alabaster, AL 35007

Property Address 328 8th St. SW
Alabaster, AL 35007

Date of Sale

Total Purchase Price \$ 5,000.00

or

Actual Value

\$

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

☐ 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

Print Carolyn Higgins

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200817000355460 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/17/2020 02:42:04 PM FILED/CERT