

NEITHER SURVEY NOR TITLE HAS BEEN EXAMINED BY PREPARER

This Instrument was prepared by:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

Send Tax Notices to:

Jonathan H. Higginbotham
Sandra Mitchem Higginbotham
Betty M. Higginbotham
2908 Kirkclady Lane
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY


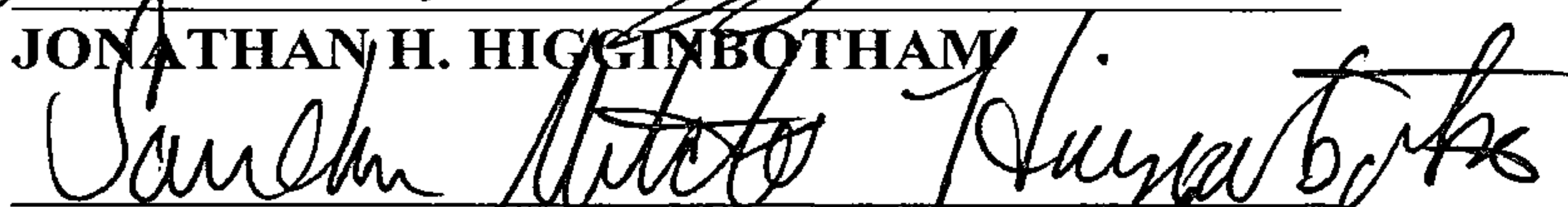
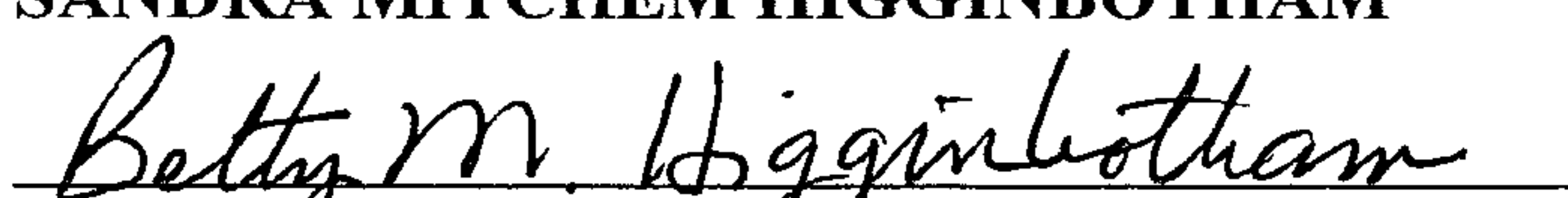
KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to the undersigned Grantor paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **JONATHAN H. HIGGINBOTHAM and SANDRA MITCHEM HIGGINBOTHAM**, husband and wife, and **BETTY M. HIGGINBOTHAM**, an unmarried woman, (all of whom are collectively referred to as the “**Grantors**”), hereby releases, quitclaims, grants, sells and conveys to **JONATHAN H. HIGGINBOTHAM, SANDRA MITCHEM HIGGINBOTHAM, and BETTY M. HIGGINBOTHAM** (all of whom are referred to collectively as “**Grantees**”), as tenants in common as more specifically set forth below, all their rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, more specifically described on attached Exhibit “A”.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

TOGETHER WITH ALL AND SINGULAR the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** (i) unto **JONATHAN H. HIGGINBOTHAM and SANDRA MITCHEM HIGGINBOTHAM**, husband and wife, an undivided one-half (1/2) interest, during their concurrent lives, as joint tenants with rights of survivorship, and upon the death of either, to the survivor, and to the heirs and assigns of said survivor, in fee simple, forever; and (ii) unto **JONATHAN H. HIGGINBOTHAM and SANDRA MITCHEM HIGGINBOTHAM**, husband and wife, an undivided one-half (1/2) interest, during their concurrent lives, as joint tenants with rights of survivorship, and upon the death of either, to the survivor, and to the heirs and assigns of said survivor, in fee simple, forever, *subject to* a life estate interest to **BETTY M. HIGGINBOTHAM** as to such one-half (1/2) interest only.

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

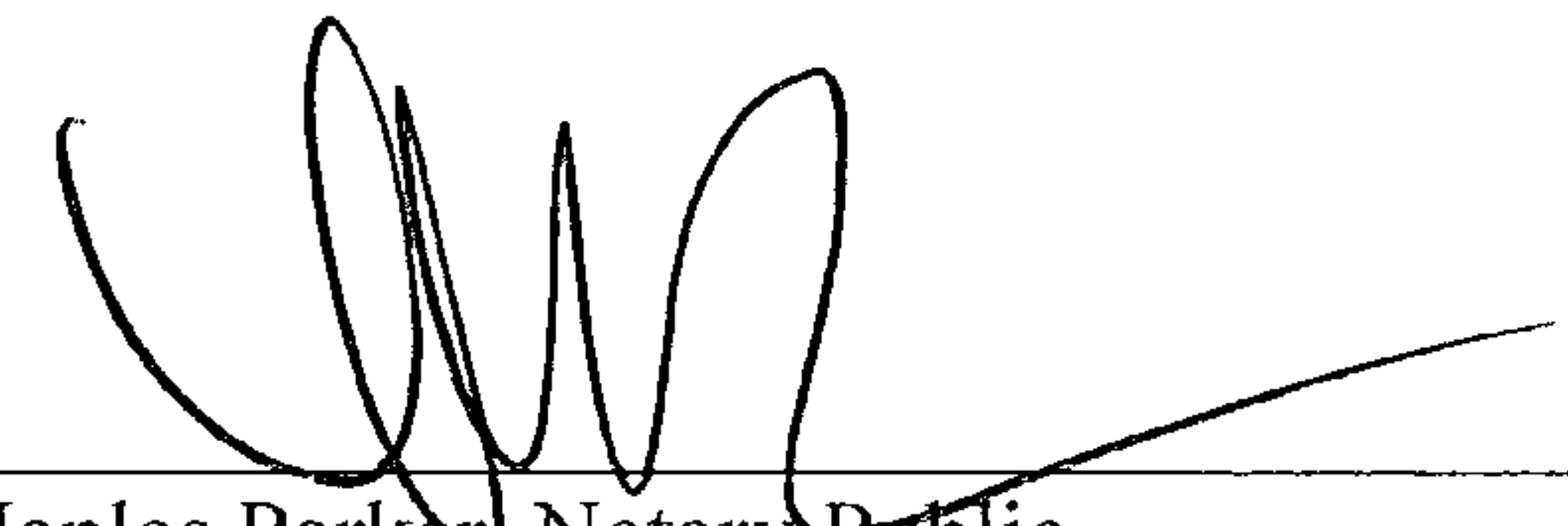
Given under my hand and seal, this the 14th day of December, 2021.

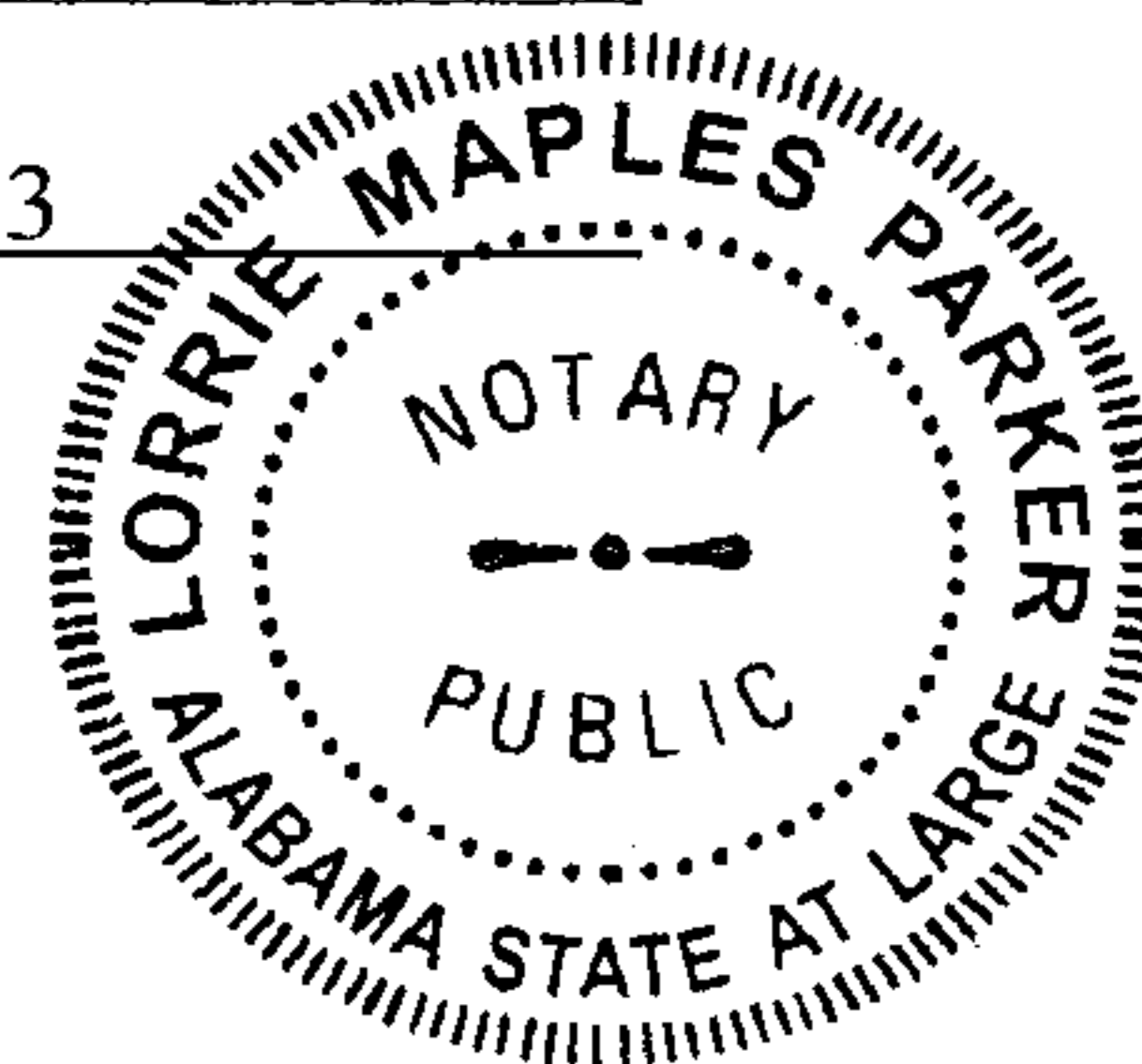

JONATHAN H. HIGGINBOTHAM

SANDRA MITCHEM HIGGINBOTHAM

BETTY M. HIGGINBOTHAM

STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jonathan H. Higginbotham and Sandra Mitchem Higginbotham, husband and wife, and Betty M. Higginbotham, an unmarried woman, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14th day of December, 2021.


Lorrie Maples Parker, Notary Public
My Commission Expires: 10/16/2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Johnathan H. Higginbotham Betty M. Higginbotham Sandra Mitchem Higginbotham	Grantee's Name	Johnathan H. Higginbotham Sandra Mitchem Higginbotham Betty M. Higginbotham
Mailing Address	2908 Kirkcaidy Lane Birmingham, AL 35242	Mailing Address	2908 Kirkcaidy Lane Birmingham, AL 35242
Property Address	2908 Kirkcaidy Lane Birmingham, AL 35242	Date of Sale	
		Total Purchase Price	\$
		Or	
		Actual Value	\$
		Or	
		Assessor's Market Value	\$250,200.00

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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input type="checkbox"/>	Sales Contract	<input checked="" type="checkbox"/>	Other: Market Value based on Shelby County, Alabama
<input type="checkbox"/>	Closing Statement		tax assessor records

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: December 14, 2021

Unattested

Print: Lorrie Maples Parker

Sign

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"

**Lot 17, Block 2, according to the Plat of Kirkwall, a subdivision of Inverness,
as recorded in Map Book 6, Page 152, in the Office of the Judge of Probate of
Shelby County, Alabama.**



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 08:30:19 AM
\$283.50 BRITTANI
20220203000048590**

Allie S. Bayl