

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker RD STE 201  
Helena, AL 35080

Send Tax Notice to:  
Dwane Darrell Keith Lee Traynor, Jr.,  
Karoline Traynor, and Jennifer Wilson

401 Cedar Lane  
Mobile, AL 36684

STATE OF ALABAMA  
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$375,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Kenneth Higdon and Carol Higdon, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Dwane Darrell Keith Lee Traynor Jr. and Karoline Traynor, husband and wife, and Jennifer Wilson, a married woman** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 34, T-20-S, R-3-W, AND THE NW 1/4 OF THE NW 1/4 OF SECTION 3, T-21-S, R-3-W, DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, AND RUN NORTHERLY ALONG THE WEST SIDE OF THE SAID SECTION FOR 252.28 FEET, THEN TURN AN ANGLE OF 91 DEG. 50 MIN. 48 SEC TO THE RIGHT AND RUN EASTERLY FOR 440.60 FEET; THEN TURN AN ANGLE OF 88 DEG 09 MIN 12 SEC TO THE RIGHT AND RUN SOUTHERLY FOR 341.21 FEET; THEN TURN AN ANGLE OF 103 DEG 10 MIN 45 SEC TO THE RIGHT AND RUN NORTHWESTERLY FOR 452.29 FEET BACK TO THE POINT OF BEGINNING.

INCLUDED WITH THE ABOVE DESCRIBED PARCEL IS A 30 FOOT WIDE EASEMENT FOR ACCESS AND EGRESS DESCRIBED AS FOLLOWS:

BEGIN AT THE SW CORNER OF SECTION 34, T-20-S, R-3-W, AND RUN NORTHERLY ALONG THE WEST SIDE OF THE SAID SECTION FOR 252.28 FEET; THEN TURN AN ANGLE OF 91 DEG 50 MIN 48 SEC TO THE RIGHT AND RUN EASTERLY FOR 440.60 FEET TO THE POINT OF BEGINNING OF THE SAID 30 FOOT WIDE EASEMENT; THEN TURN AN ANGLE OF 21 DEG 57 MIN 57 SEC TO THE RIGHT AND RUN SOUTHEASTERLY ALONG THE NORTH SIDE OF THE 30 FOOT WIDE EASEMENT FOR 566.09 FEET TO A POINT ON THE WEST SIDE OF A PUBLIC ROAD KNOWN AS CEDAR LANE THIS BEING THE POINT OF ENDING OF THE SAID 30 FOOT WIDE EASEMENT.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 9th day of March, 2022.

X Kenneth Higdon  
Kenneth Higdon

X Carol Higdon  
Carol Higdon

STATE OF ALABAMA  
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Kenneth Higdon and Carol 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 informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of March, 2022.

Justin Smitherman  
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN  
Notary Public, Alabama State At Large  
My Commission Expires Jan. 6, 2025

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

Grantor's Name Kenneth Higdon and Carol Higdon  
 Mailing Address 401 Cedar Ln  
Maylene, AL 35114  
 Property Address 401 Cedar Ln  
Maylene, AL 35114

Grantee's Name Dwane Darrell Keith Lee Traynor, Jr.,  
Karoline Traynor, and Jennifer Wilson  
 Mailing Address 401 Cedar Ln  
Maylene AL 35114  
 Date of Sale March 9, 2022  
 Total Purchase Price \$375,000.00  
 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 ☐ Appraisal  
☒ Sales Contract ☐ Other:  
☐ 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 March 9, 2022

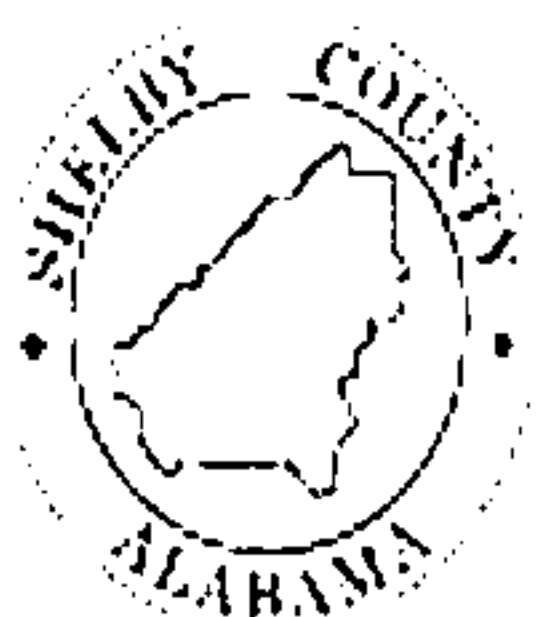
Print: Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/10/2022 02:12:05 PM  
 \$48.00 JOANN  
 20220310000100440

*Allen S. Byrd*

**Form RT-1**