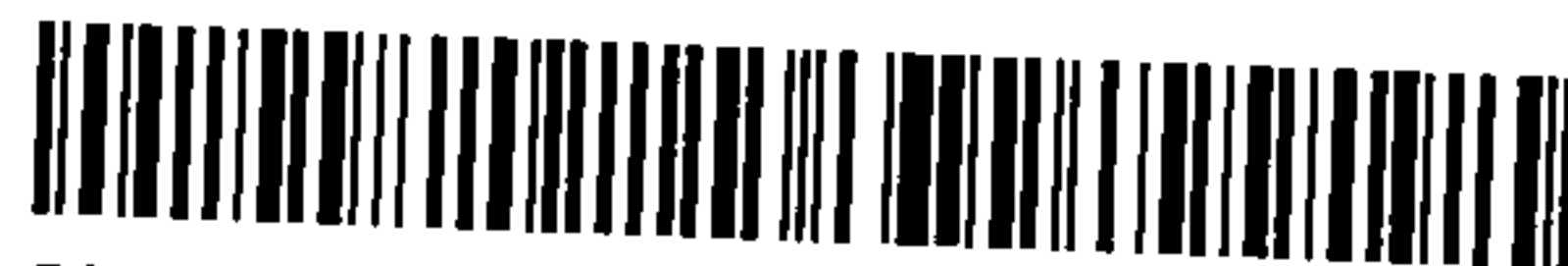


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20220418000158630 1/2 \$69.00
Shelby Cnty Judge of Probate, AL
04/18/2022 02:17:42 PM FILED/CERT

Send Tax Notice to:

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF TALLADEGA)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FORTY FOUR THOUSAND DOLLARS AND NO CENTS (\$44,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Andy Higgins, a married man** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Blake Hughes and Dawn Hughes** (herein referred to as **Grantees**), the following described real estate, situated in: **TALLADEGA** County, Alabama, to-wit:

PARCEL A

BEGIN at the SE Corner of the West 1/2 of the SE 1/4 of the SE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°15'27"E a distance of 342.62'; thence S83°31'22"W a distance of 101.73'; thence N06°46'32"W a distance of 233.23'; thence S81°33'19"W a distance of 448.67' to the Northeasterly R.O.W. line of Shelby County Highway 28, also known as Ferry Road; thence S47°08'39"E and along said R.O.W. line a distance of 728.93'; thence S88°19'57"E and leaving said R.O.W. line a distance of 36.51' to the POINT OF BEGINNING.

SUBJECT TO:

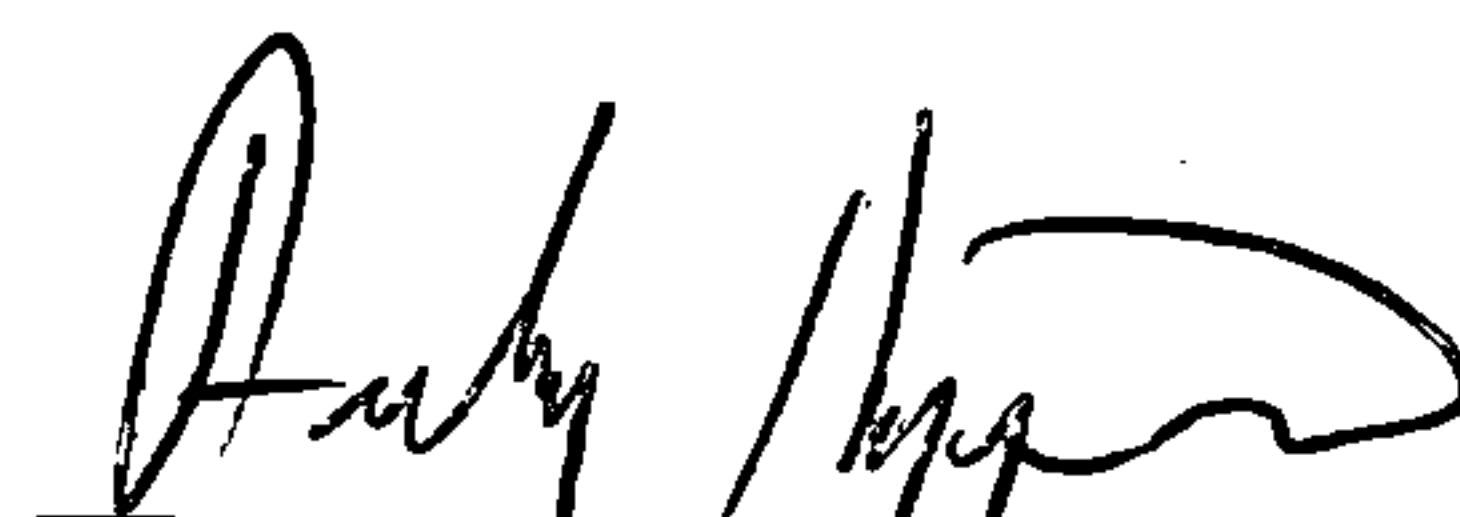
1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the Grantor herein or his spouse, if any.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2022.



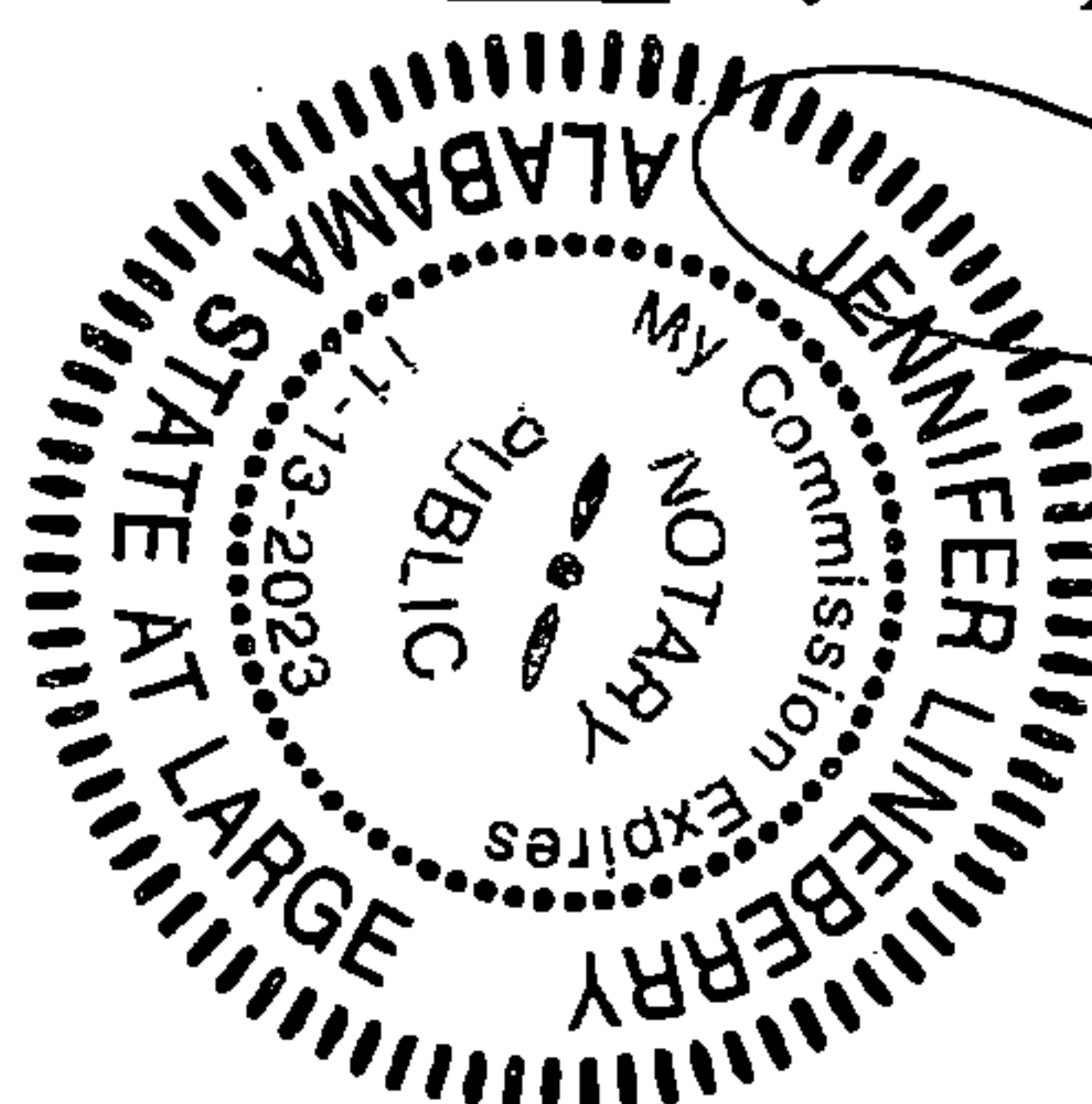
Andy Higgins

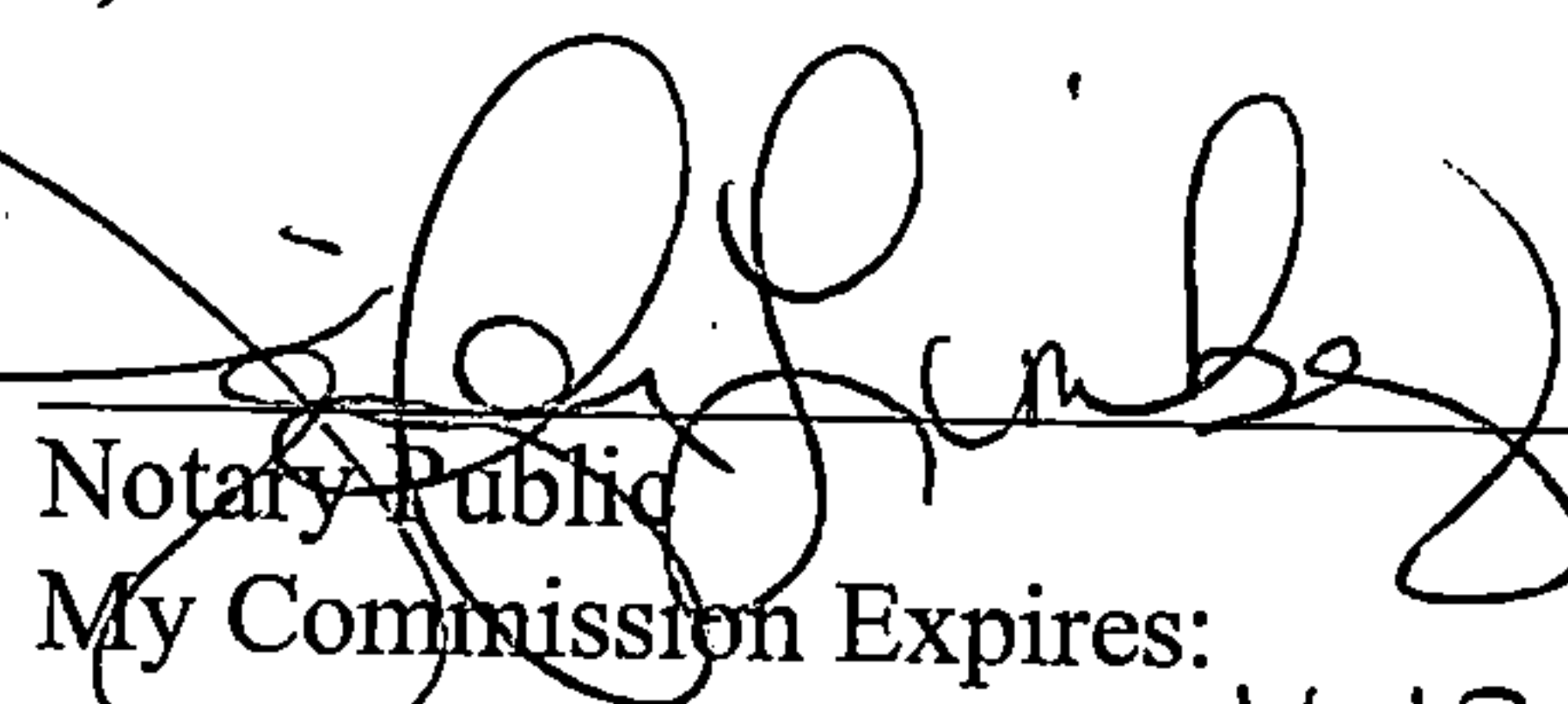
Shelby County, AL 04/18/2022
State of Alabama
Deed Tax: \$44.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Andy Higgins**, whose name is signed to the foregoing conveyance, and who are 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 15th day of April, 2022.





Notary Public
My Commission Expires: 11-13-2023

Real Estate Sales Validation Form

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

Grantor's Name Andy Higgins
Mailing Address 115 Rivers Edge
Shelby, AL
35143

Grantee's Name Blake Hughes
Mailing Address 4845 Al Hwy 155
Montevallo AL
35115

Property Address 1967 Ferry Drive
Columbiana AL
35051

Date of Sale 4/15/22
Total Purchase Price \$ 44,000.00
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 4/15/22

Print Andy Higgins

Sign Andy Higgins
(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220418000158630 2/2 \$69.00
Shelby Cnty Judge of Probate, AL
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Form RT-1