

This instrument was prepared by:

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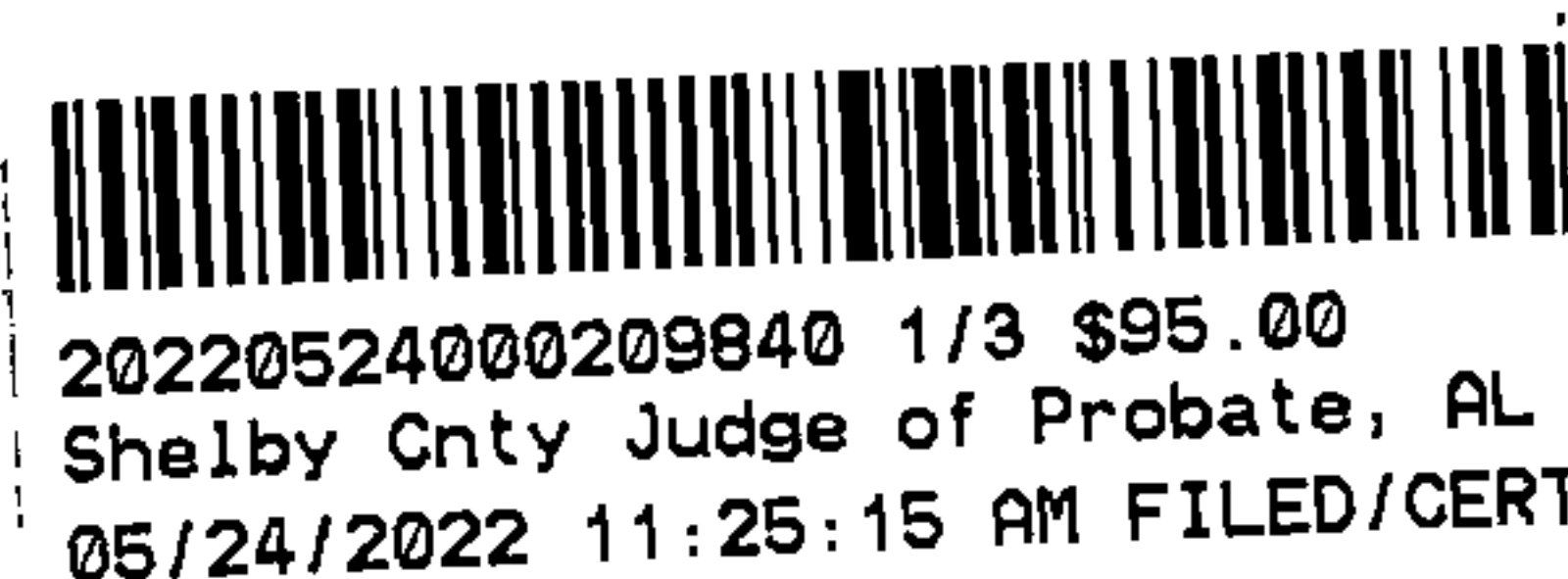
Source of Title: Shelby County
Real Property/Deed Book _____, Page _____

QQ	Q	Section	Township	Range
SW	NW	20	24N	12E

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

Carol Moreland Higgins
19630 Highway 139
Brierfield Alabama 35035



STATE OF ALABAMA

*

CLERK'S DEED

*

COUNTY OF SHELBY

*

BE IT KNOWN TO ALL WHOM IT MAY CONCERN:

WHEREAS, That by Order of the Honorable Marvin W. Wiggins, Judge of the Circuit Court of Bibb County, Alabama, this 3rd day of May, 2021, vesting in me full authority to execute this instrument.

NOW THEREFORE, in consideration of the premises, I, **Kayla Cooner**, Clerk of the Circuit Court of Bibb County, Alabama, by virtue of the authority in me vested by said decree of the Circuit Court of Bibb County, Alabama, have sold and conveyed, and by these presents do hereby BARGAIN, SELL AND CONVEY unto the said Grantee, **Carol Moreland Higgins**, a married woman, all of the interest of the said Grantors, **Carol Moreland Higgins**, a married woman, **David W. Friddle**, a married man, **Corinne H. Friddle**, a married woman, **Betty Price**, a married woman, **Glynn David Moreland**, a married man, **Rodney Wayne Griffin**, a married man, and **Robby Dale Griffin**, a single man, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

PARCEL 1 (Shelby County)

Located in Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the SW Corner of the SW ¼ of the NW ¼ of Section 20, Township 24 North, Range 12 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°40'46"W for a distance of 664.23'; thence N89°15'53"E for a distance of 623.00'; thence S00°40'46"E for a distance of 655.54'; thence S88°27'56"W for a distance of 623.07' to the POINT OF BEGINNING.



20220524000209840 2/3 \$95.00
 Shelby Cnty Judge of Probate, AL
 05/24/2022 11:25:15 AM FILED/CERT

Said Parcel containing 9.44 acres, more or less.

The above described is not the homestead of the Grantors.

Subject to any recorded Mortgage of Record.

TO HAVE AND TO HOLD the aforegranted premises to the said **Carol Moreland Higgins**, Grantee, and her successors and assigns forever.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of the Circuit Court of Bibb County, Alabama, on this the 3rd day of May, 2021.

Kayla Cooner
 Kayla Cooner, Circuit Court Clerk

STATE OF ALABAMA

*
*
*

ACKNOWLEDGMENT

COUNTY OF BIBB

I, R. Elaine Griffin, a Notary Public in and for said County and State at Large, hereby certify that **Kayla Cooner**, whose name as Circuit Court Clerk of Bibb County, Alabama, is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she in his/her capacity as such Clerk, executed the same voluntarily on the day the same bears date, pursuant to the authority granted by the Court.

Given under my hand and official seal of office on this the 3rd day of May, 2021.

(SEAL)

R. Elaine Griffin
 Notary Public, State at Large
 My Commission Expires: 10-10-22

THIS INSTRUMENT PREPARED BY:
 Anthony B. Johnson
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 Centreville, Alabama 35042
 Telephone: (205) 926-4674
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364200000005.000

Real Estate Sales Validation Form

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

Grantor's Name Carol Moreland Higgins Grantee's Name Carol Moreland Higgins
Mailing Address David M. Friddle, Corinne Friddle Mailing Address PO Box 717
Betty Price, Glynn Moreland, Monterville, AL 35115
Rodney Wayne Griffin, Bobby
Dale Griffin

Property Address _____ Date of Sale _____
Acerage Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 60,930

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 Tax Assessor's office
☐ 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 05/24/2022

Print Carol Moreland Higgins

Unattested

Sign Carol Moreland Higgins

(Grantor/Grantee/Owner/Agent) circle one



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Shelby Cnty Judge of Probate, AL
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Form RT-1