

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-22-28458

Send Tax Notice To: Randy Glaze
Angela Glaze

4028 Laura Lane
Chelton, AL 35043

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Twenty Thousand Dollars and No Cents (\$320,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Walter R. Higgins, Sr. and Julie D. Higgins**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Randy Glaze and Angela Glaze**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


Restriction: Structure shall contain at least 1800 square feet of heated living space, shall be stick build or barndominium.

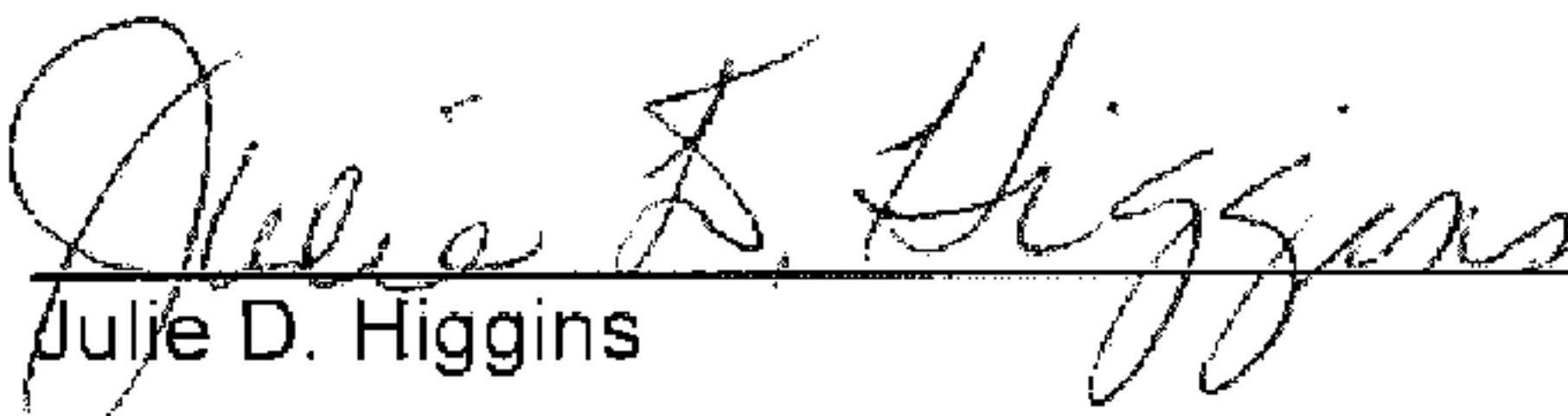
\$256,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of July, 2022.


Walter R. Higgins, Sr.


Julie D. Higgins

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Walter R. Higgins, Sr. and Julie D. Higgins**, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of July, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

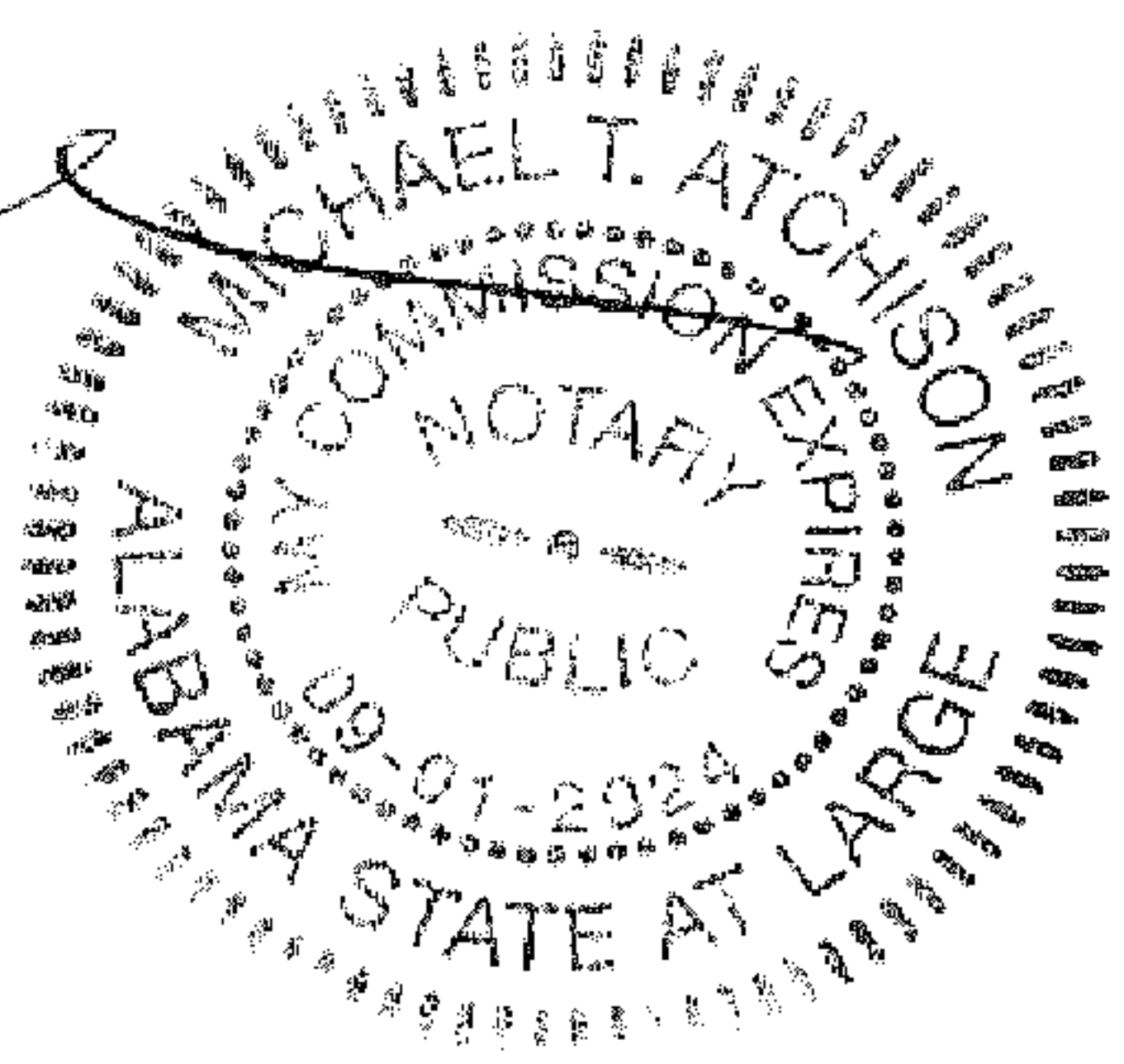


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2

BEGIN at the NW Corner of the NW 1/4 of the NE 1/4 of Section 24, Township 20 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°59'34"W for a distance of 1302.64'; thence S01°48'21"W for a distance of 1343.14'; thence N89°45'27"E for a distance of 934.44' to the edge of Lay Lake; thence N51°40'35"E and along said lake for a distance of 121.03'; thence N48°29'06"E and along said lake for a distance of 82.66'; thence N51°36'11"E and along said lake for a distance of 166.97'; thence N54°00'03"E and along said lake for a distance of 192.89'; thence N63°13'17"E and along said lake for a distance of 148.72'; thence N84°27'43"E and along said lake for a distance of 52.88'; thence N50°25'17"E and along said lake for a distance of 158.10'; thence N80°13'27"E and along said lake for a distance of 55.83'; thence N39°09'18"W and leaving said lake for a distance of 495.86'; thence N50°35'11"E for a distance of 162.99' to the centerline of a 12' Ingress/Egress Easement; thence N29°05'11"W and along said centerline of easement for a distance of 23.10' to a curve to the right, having a radius of 115.00', and subtended by a chord bearing of N05°09'05"W, and a chord distance of 93.31'; thence along the arc of said curve and along said centerline of easement for a distance of 96.08'; thence N18°47'01"E and along said centerline of easement for a distance of 126.72' to a curve to the right, having a radius of 150.00', and subtended by a chord bearing of N25°57'35"E, and a chord distance of 37.48'; thence along the arc of said curve and along said centerline of easement for a distance of 37.57'; thence N33°08'08"E and along said centerline of easement for a distance of 61.05'; thence N89°16'33"W and leaving said centerline of easement for a distance of 279.34' to the POINT OF BEGINNING.

Together with the following easements:

EASEMENT 1:

A 15-foot ingress/egress easement, lying 7.50 feet either side of and parallel to the following described centerline: Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 16 minutes 33 seconds East for a distance of 362.92 feet; thence North 06 degrees 43 minutes 15 seconds West for a distance of 532.25 feet; thence South 62 degrees 15 minutes 10 seconds East for a distance of 99.21 feet to the point of beginning of said centerline; thence South 09 degrees 32 minutes 40 seconds West for a distance of 24.71 feet; thence South 06 degrees 53 minutes 25 seconds East for a distance of 29.83 feet; thence South 42 degrees 15 minutes 52 seconds East for a distance of 26.27 feet to the point of ending of said centerline.

EASEMENT 2:

A 12-foot ingress/egress easement, lying 6.00 feet either side of and parallel to the following described centerline: Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 16 minutes 33 seconds East for a distance of 362.92 feet; thence North 06 degrees 43 minutes 15 seconds West for a distance of 532.25 feet; thence South 62 degrees 15 minutes 10 seconds East for a distance of 99.21 feet; thence South 09 degrees 32 minutes 40 seconds West for a distance of 24.71 feet; thence South 06 degrees 53 minutes 25 seconds East for a distance of 29.83 feet to the point of beginning of said easement, said point also being the point of ending of Easement 1; thence South 01 degrees 02 minutes 52 seconds East for a distance of 177.10 feet to a curve to the right, having a radius of 250.00 feet, and subtended by a chord bearing of South 16 degrees 08 minutes 59 seconds West, and a chord distance of 147.83 feet; thence along the arc of said curve for a distance of 150.08 feet to the point of ending of said easement.

EASEMENT 3:

A 12-foot ingress/egress easement, lying 6.00 feet either side of and parallel to the following described centerline: Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 13, Township 20 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 16 minutes 33 seconds East for a distance of 362.92 feet; thence North 06 degrees 43 minutes 15 seconds West for a distance of 532.25 feet; thence South 62 degrees 15 minutes 10 seconds East for a distance of 99.21 feet; thence South 09 degrees 32 minutes 40 seconds West for a distance of 24.71 feet; thence South 06 degrees 53 minutes 25 seconds East for a distance of 29.83 feet; thence South 01 degrees 02 minutes 52 seconds East for a distance of 177.10 feet to a curve to the right, having a radius of 250.00 feet, and subtended by a chord bearing of South 16 degrees 08 minutes 59 seconds West, and a chord distance of 147.83 feet; thence along the arc of said curve for a distance of 150.08 feet to the point of beginning of said easement, said point also being the point of ending of Easement 2; thence South 33 degrees 08 minutes 08 seconds West for a distance of 190.37 feet to a curve to the left, having a radius of 150.00 feet, and subtended by a chord bearing of South 25 degrees 57 minutes 35 seconds West, and a chord distance of 37.46 feet; thence along the arc of said curve for a distance of 37.57 feet; thence South 18 degrees 47 minutes 01 seconds West for a distance of 126.72 feet to a curve to the left, having a radius of 115.00 feet, and subtended by a chord bearing of South 05 degrees 09 minutes 05 seconds East, and a chord distance of 93.31 feet; thence along the arc of said curve for a distance of 96.08 feet; thence South 29 degrees 05 minutes 01 seconds East for a distance of 23.10 feet to the point of ending of said centerline.

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

Grantor's Name	Walter R. Higgins, Sr. Julie D. Higgins	Grantee's Name	Randy Glaze Angela Glaze
Mailing Address	<u>1117 Chancellors Ferry Rd</u> <u>Harpersville, AL 35078</u>	Mailing Address	<u>4028 Levee Lane</u> <u>Chelsea, AL 35047</u>
Property Address	0 Chancellors Ferry Road Harpersville, AL 35078	Date of Sale	July 15, 2022
		Total Purchase Price	\$320,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 July 15, 2022

Print Walter R. Higgins, Sr.

Unattested

Sign Walter R. Higgins
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/15/2022 02:39:58 PM
\$92.00 BRITTANI
20220715000280310

Form RT-1

Allen S. Byrd