

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

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
777 Hwy 71
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

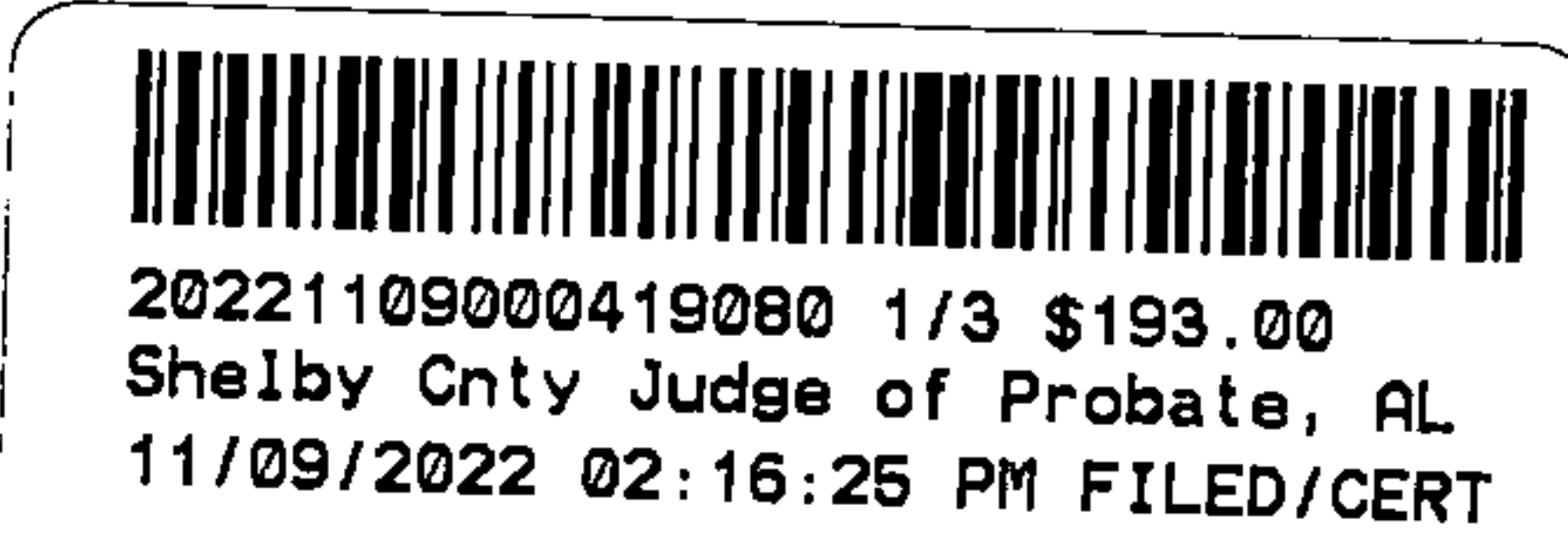
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR AND NO CENTS (\$1.00)**, 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, ***Sudie B. Higgins, a single woman (herein referred to as Grantors)*** grant, bargain, sell and convey unto as, ***Sudie B. Higgins, Robin H. Wilkinson and Ronnie L. Higgins*** as Joint Tenants with Right of Survivorship (**herein referred to as Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record

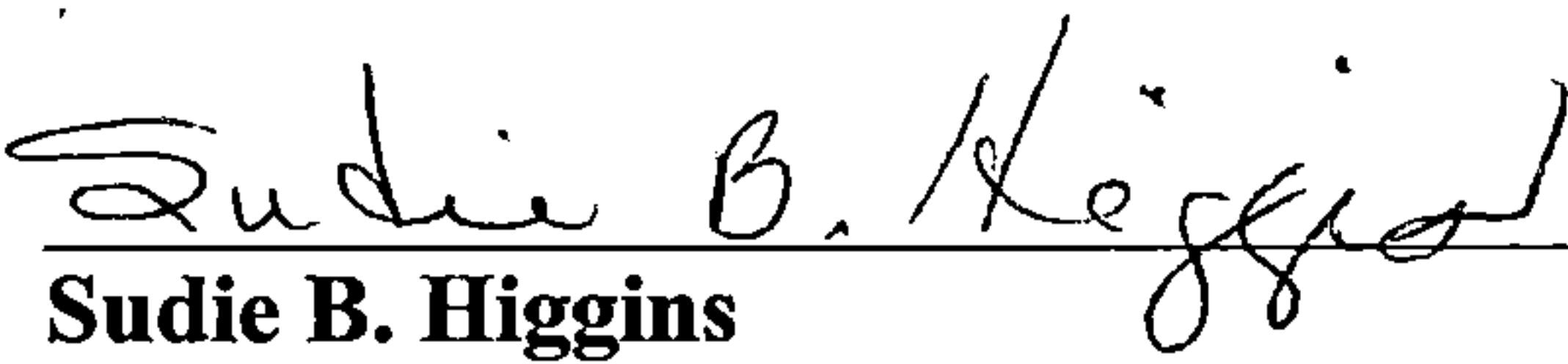


Grantor herein is the surviving grantee in Inst. # 20091013000387190, the other grantee, Onnie L. Higgins, is deceased having died May 22, 2010.

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 9th day of November, 2022.

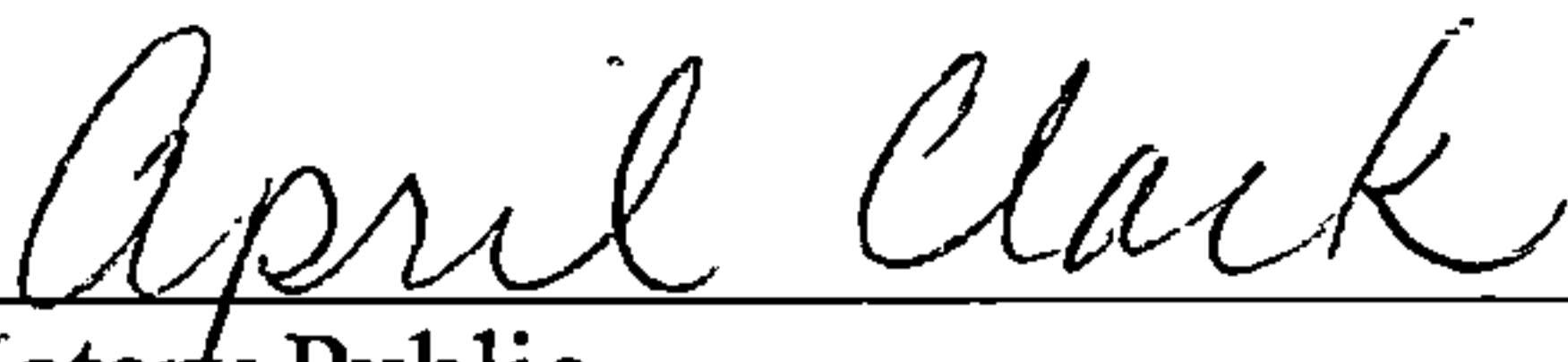

Sudie B. Higgins

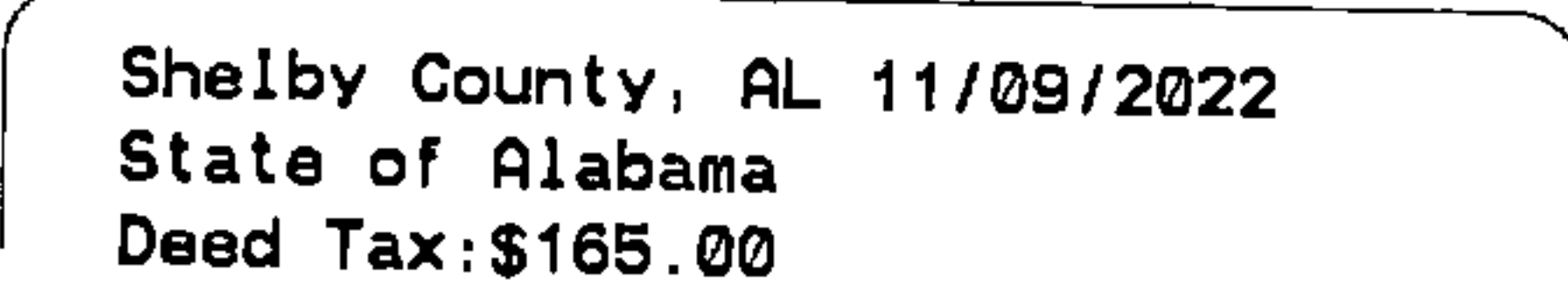
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Sudie B. Higgins***, whose names are 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, 2022.




Notary Public
My Commission Expires: **9-1-2024**





20221109000419080 2/3 \$193.00
Shelby Cnty Judge of Probate, AL
11/09/2022 02:16:25 PM FILED/CERT

EXHIBIT A – LEGAL DESCRIPTION

PARCE 1

BEGIN at the NW Corner of the SW 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N90°00'00"E, a distance of 798.22'; thence S01°12'40"W, a distance of 275.33'; thence N80°41'29"W, a distance of 356.94'; thence S08°59'30"W, a distance of 220.04' to a point on the Northerly R.O.W. line of Shelby County Highway 71, 80' R.O.W., said point being the beginning of a curve to the left, having a radius of 1640.00, a central angle of 13°59'56", and subtended by a chord which bears S87°04'24"W, and a chord distance of 399.70'; thence along the arc of said curve and said R.O.W. line, a distance of 400.70'; thence N00°49'48"W and leaving said R.O.W. line, a distance of 455.33' to the POINT OF BEGINNING.

Said Parcel containing 6.31 acres, more or less.

PARCEL 2

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 798.22'; thence S01°12'40"W, a distance of 275.33' to the POINT OF BEGINNING; thence S81°00'30"E, a distance of 61.61'; thence S08°59'30"W, a distance of 205.76' to a point on the Northerly R.O.W. line of Shelby County Highway 71, 80' R.O.W., said point being the beginning of a curve to the left, having a radius of 2540.00, a central angle of 04°09'49", and subtended by a chord which bears N81°19'28"W, and a chord distance of 184.54'; thence along the arc of said curve and said R.O.W. line, a distance of 184.58'; thence N83°22'17"W and along said R.O.W. line, a distance of 161.14' to the beginning of a curve to the left, having a radius of 1640.00, a central angle of 02°33'21", and subtended by a chord which bears N84°38'58"W, and a chord distance of 73.15'; thence along the arc of said curve and said R.O.W. line, a distance of 73.16'; thence N08°59'30"E and leaving said R.O.W. line, a distance of 220.04'; thence S80°41'29"E, a distance of 356.94' to the POINT OF BEGINNING.

Real Estate Sales Validation Form



20221109000419080 3/3 \$193.00
Shelby Cnty Judge of Probate, AL
11/09/2022 02:16:25 PM FILED/CERT

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

Grantor's Name Sudie B Higgins
Mailing Address 777 Hwy 71
Shelby AL
35143

Grantee's Name Sudie B Higgins
Mailing Address 777 Hwy 71
Shelby AL 35143

Property Address 777 Hwy 71
Shelby AL
35143

Date of Sale 11-9-2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 164,740.00

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)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other tax value
☐ 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 _____

Print Sudie B Higgins

Unattested _____

Sign _____

Sudie B Higgins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one