

20221123000432660  
11/23/2022 03:40:49 PM  
CORDEED 1/3

This instrument is being re-recorded to correct the legal description.

20220715000280310  
07/15/2022 02:39:58 PM  
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 36051

File No.: S-22-28453

Send Tax Notice To: Randy Glaze  
Angela Glaze

4828 Laura Lane  
Chelsea, AL 36043

**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 barnndominium.**

\$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.  
Walter R. Higgins, Sr.

Julie D. Higgins  
Julie D. Higgins

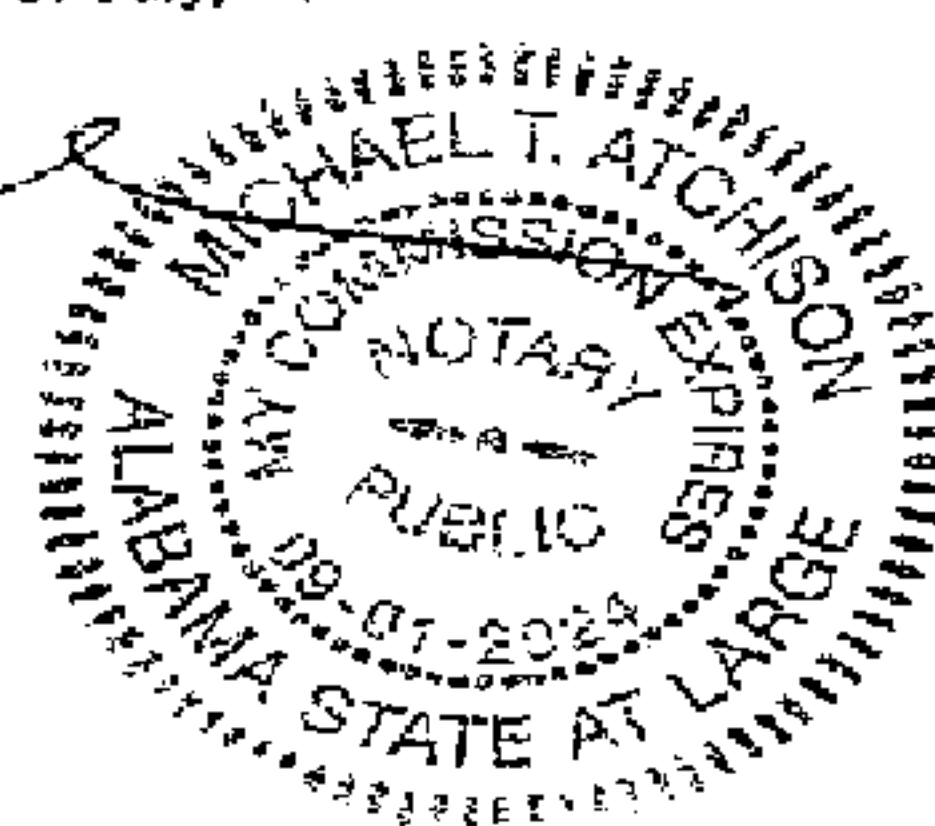
State of Alabama

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.

Michael T. Atchison  
Notary Public, State of Alabama  
My Commission Expires: 9-1-24



**EXHIBIT A – LEGAL DESCRIPTION**

**PARCEL 4** - A parcel of land situated in SE 1/4 of Section 13 and the NE 1/4 of Section 24, all in Township 20 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

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 S89°16'33"E a distance of 279.34' to the centerline of Easement 3 and the POINT OF BEGINNING; thence N33°08'08"E and along said centerline of Easement 3 a distance of 129.32'; thence S06°43'15"E and leaving said centerline of Easement 3 a distance of 153.04'; thence S48°04'18"E a distance of 142.10'; thence S38°11'39"E a distance of 303.94' to the edge of Lay Lake; thence S17°09'28"W and along said lake a distance of 6.91'; thence S40°53'54"W and along said lake a distance of 25.12'; thence S18°51'10"W and along said lake a distance of 10.95'; thence S40°35'53"E and along said lake a distance of 21.58'; thence S14°32'57"E and along said lake a distance of 39.24'; thence S48°55'15"E and along said lake a distance of 17.36'; thence N64°37'19"E and along said lake a distance of 18.81'; thence S36°35'31"E and along said lake a distance of 2.77'; thence S42°41'43"W and along said lake a distance of 6.36'; thence S41°21'41"E and along said lake a distance of 13.96'; thence N75°40'37"E and along said lake a distance of 7.75'; thence S71°50'45"E and along said lake a distance of 9.66'; thence S38°42'25"E and along said lake a distance of 12.68'; thence S16°36'53"E and along said lake a distance of 13.16'; thence S17°45'50"W and along said lake a distance of 11.35'; thence S05°33'42"E and along said lake a distance of 17.39'; thence S18°02'31"E and along said lake a distance of 27.55'; thence S04°08'27"W and along said lake a distance of 13.35'; thence S40°30'33"W and along said lake a distance of 34.21'; thence S54°19'09"W and along said lake a distance of 49.68'; thence S59°44'34"W and along said lake a distance of 39.14'; thence S60°33'50"W and along said lake a distance of 66.31'; thence S68°35'16"W and along said lake a distance of 29.88'; thence N75°13'52"W and along said lake a distance of 4.65'; thence N39°09'18"W and leaving said lake a distance of 508.27'; thence S50°38'05"W a distance of 23.99' to the centerline of Easement 3; thence N29°04'38"W and along said centerline of Easement 3 a distance of 23.10' to a curve to the right, having a radius of 115.00', subtended by a chord bearing N05°09'05"W, and a chord distance of 93.31'; thence along the arc of said curve and along said centerline of Easement 3 for a distance of 96.08'; thence N18°47'01"E and along said centerline of Easement 3 a distance of 126.72' to a curve to the right, having a radius of 150.00', subtended by a chord bearing N25°57'35"E, and a chord distance of 37.48'; thence along the arc of said curve and along said centerline of Easement 3 for a distance of 37.57'; thence N33°08'08"E and along said centerline of Easement 3 a distance of 61.05' to the POINT OF BEGINNING.

**EASEMENT 1** - A 15' Ingress/Egress Easement, lying 7.50' 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 S 89°16'33" E for a distance of 362.92'; thence N 06°43'15" W for a distance of 532.25'; thence S 62°15'10" E for a distance of 99.21' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S 09°32'40" W for a distance of 24.71'; thence S 06°53'25" E for a distance of 29.83'; thence S 42°15'52" E for a distance of 26.27' to the POINT OF ENDING OF SAID CENTERLINE.

**EASEMENT 2** - A 12' Ingress/Egress Easement, lying 6.00' 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 S89°16'33"E for a distance of 362.92'; thence N06°43'15"W for a distance of 532.25'; thence S62°15'10"E for a distance of 99.21'; thence S09°32'40"W for a distance of 24.71'; thence S06°53'25"E for a distance of 29.83' to the POINT OF BEGINNING OF SAID EASEMENT, said point also being the Point of Ending of Easement 1; thence S01°02'52"E for a distance of 177.10' to a curve to the right, having a radius of 250.00', and subtended by a chord bearing of S16°08'59"W, and a chord distance of 147.83'; thence along the arc of said curve for a distance of 150.08' to the POINT OF ENDING OF SAID EASEMENT.

**EASEMENT 3** - A 12' Ingress/Egress Easement, lying 6.00' 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 S89°16'33"E for a distance of 362.92'; thence N06°43'15"W for a distance of 532.25'; thence S62°15'10"E for a distance of 99.21'; thence S09°32'40"W for a distance of 24.71'; thence S06°53'25"E for a distance of 29.83'; thence S01°02'52"E for a distance of 177.10' to a curve to the right, having a radius of 250.00', and subtended by a chord bearing of S16°08'59"W, and a chord distance of 147.83'; thence along the arc of said curve for a distance of 150.08' to the POINT OF BEGINNING OF SAID EASEMENT, said point also being the Point of Ending of Easement 2; thence S33°08'08"W for a distance of 190.37' to a curve to the left, having a radius of 150.00', and subtended by a chord bearing of S25°57'35"W, and a chord distance of 37.48'; thence along the arc of said curve for a distance of 37.57'; thence S18°47'01"W for a distance of 126.72' to a curve to the left, having a radius of 115.00', and subtended by a chord bearing of S05°09'05"E, and a chord distance of 93.31'; thence along the arc of said curve for a distance of 96.08'; thence S29°05'11"E for a distance of 23.10' to the POINT OF ENDING OF SAID CENTERLINE.

**NOTE:**

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/23/2022 03:40:49 PM  
 \$29.00 JOANN  
 20221123000432660

*Allen S. Byrd*

20220715000280310 07/15/2022 02:39:58 PM DEEDS 3/3

### 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 35075</u>	Mailing Address	<u>4028 Louisa Lane</u> <u>Chalder, AL 35047</u>
Property Address	<u>0 Chancellors Ferry Road</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>July 15, 2022</u>
		Total Purchase Price	<u>\$320,000.00</u>
		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*