

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

STATE OF ALABAMA,
COUNTY OF SHELBY

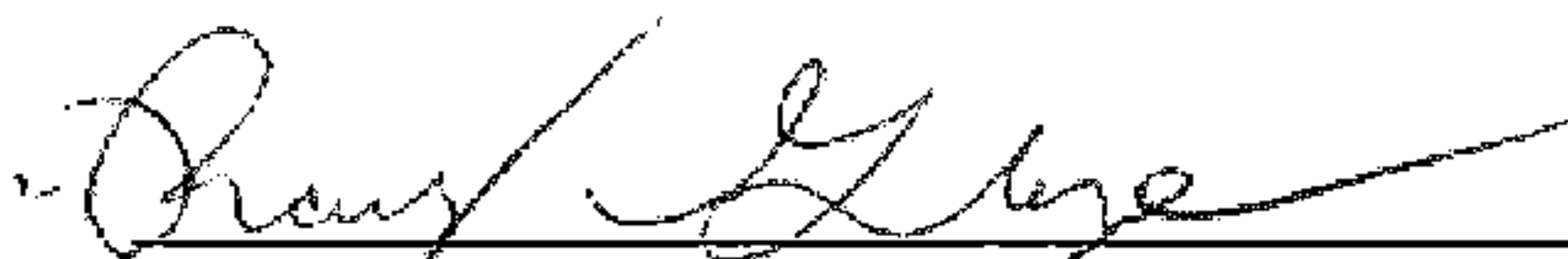
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Randy Glaze and Angela Glaze, husband and wife**, hereby remises, releases, quit claims, grants, sells, and conveys to **Walter R. Higgins, Sr. and Julie D. Higgins** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 23rd day of November 2022.



Randy Glaze

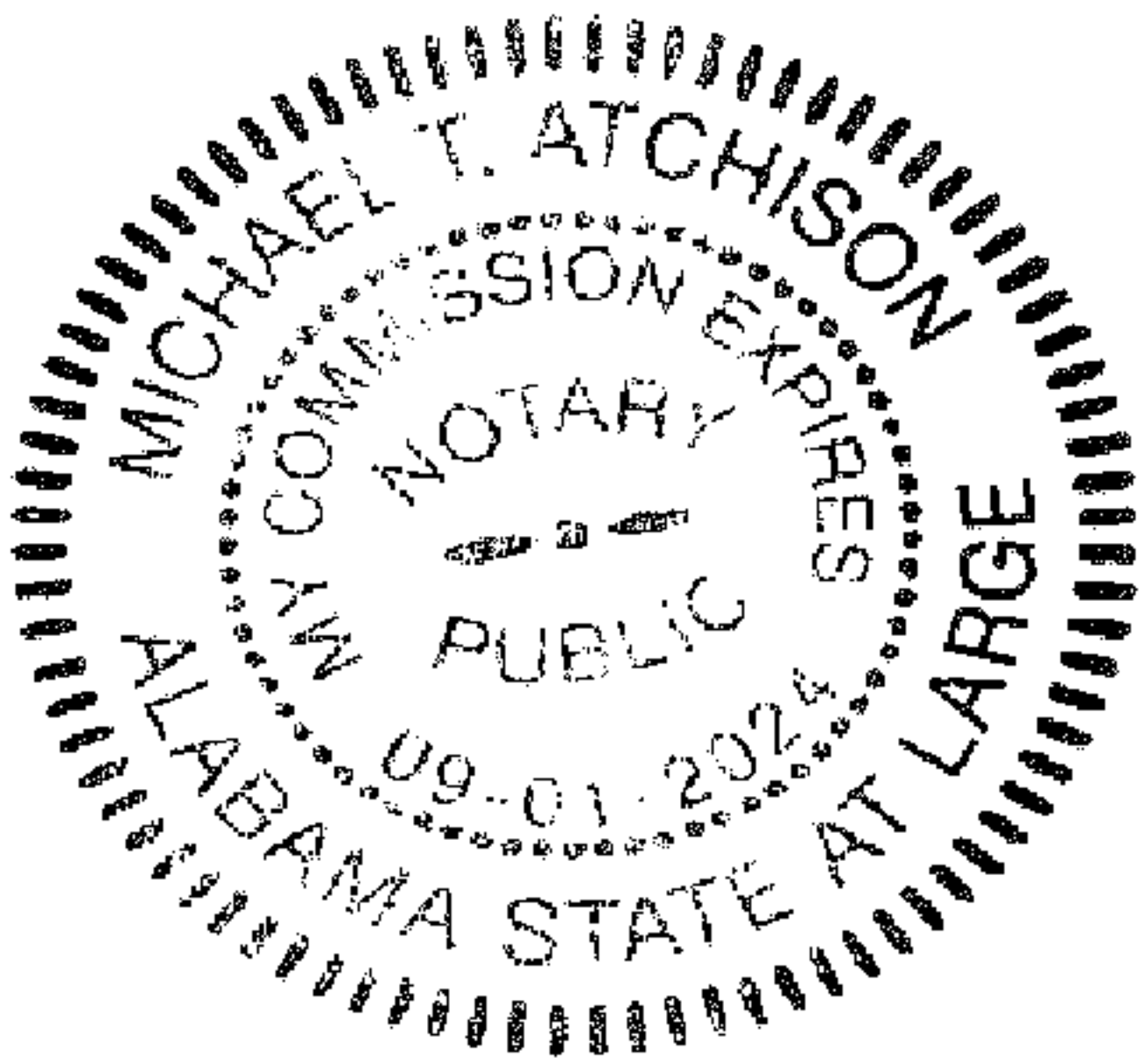


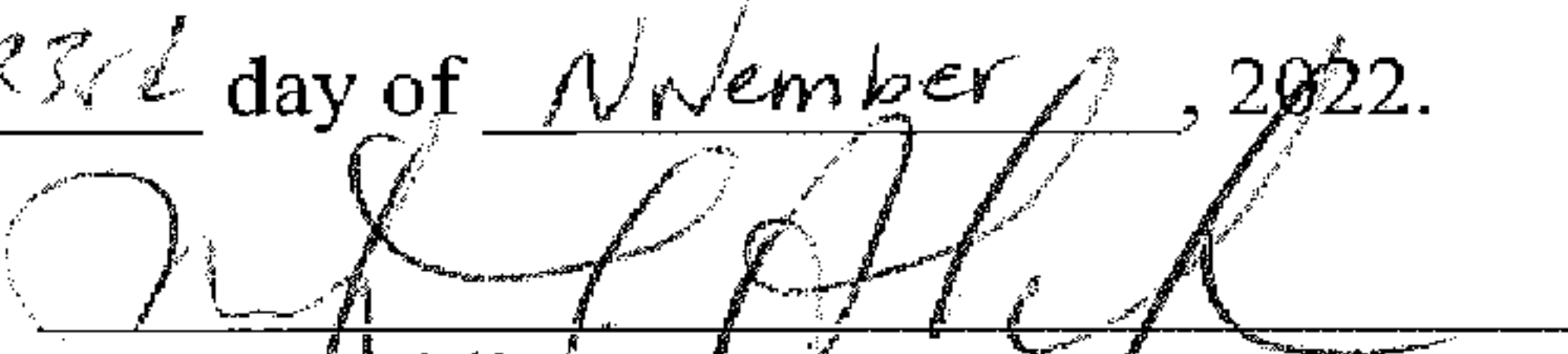
Angela Glaze

STATE OF ALABAMA
COUNTY OF SHELBY

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that **Randy Glaze and Angela Glaze**, whose name(s) is/are signed to the foregoing conveyance, and who is 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 23rd day of November, 2022.





Notary Public
My Commission Expires:

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 82.65'; 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 495.85'; 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 98.08'; 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 98.08 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/28/2022 09:47:26 AM
 \$29.00 PAYGE
 20221128000432960

Alvin S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Randy Glaze
 Mailing Address 4028 Lauren Lane
Chelsea AL
35042

Grantee's Name Walter Higgins
 Mailing Address 1117 Chancellors Ferry Rd
Harpersville, AL
35078

Property Address Chancellors Ferry Rd
Harpersville AL
35078

Date of Sale 11-23-22
 Total Purchase Price \$ 1,000.00
 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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 11-23-22

Print Mike T. Harrison

Unattested

Sign Mike T. Harrison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one