

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Amy Owen
477 Moreland Lane
Brierfield, AL 35035

Done without benefit of title insurance

STATE OF ALABAMA)

WARRANTY DEED

SHELBY COUNTY)

20230519000149670 1/3 \$89.00
Shelby Cnty Judge of Probate, AL
05/19/2023 01:16:20 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in love and affection good Carol Moreland Higgins, a married woman hereinafter called "Grantor", does hereby GRANT, BARGAIN, SELL AND CONVEY unto Amy Owen hereinafter called "Grantee" in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A LOT 1

Note: This property is NOT homestead property for the Grantor.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and her heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 15 day of May, 2023 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

Carol Moreland Higgins
Carol Moreland Higgins

STATE OF ALABAMA)

ACKNOWLEDGMENT

SHELBY COUNTY)

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Carol Moreland Higgins, which are signed to the foregoing Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 15th day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Shelby County, AL 05/19/2023
State of Alabama
Deed Tax: \$61.00



20230519000149670 2/3 \$89.00
Shelby Cnty Judge of Probate, AL
05/19/2023 01:16:20 PM FILED/CERT

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.

05/24/2022 11:25:16 AM FILED/CERT

Said Parcel containing 9.44 acres, more or less.

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
Mailing Address Po Box 717
Montevallo AL 35115

Grantee's Name Amy Owen
Mailing Address 477 Moreland Lane
Brierfield AL 35033

Property Address 477 Moreland Lane
Brierfield AL 35035
Bibb Co.

Date of Sale 05/15/2023
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 60930

36-4-20-0-000-005.000

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,

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 05/15/2023

Unattested

(verified by)

Print Chris Smytheman

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

