

This Instrument was Prepared by:

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

File No.: S-23-29168

Send Tax Notice To: Walter Higgins
Julie Higgins

1117 Chancello Ferry Rd
Huntsville, AL 35078

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 **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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, **Peggy Crim**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Walter Higgins and Julie Higgins**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is Alabaster, AL 35007**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO


Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 **24th** day of May, 2023.



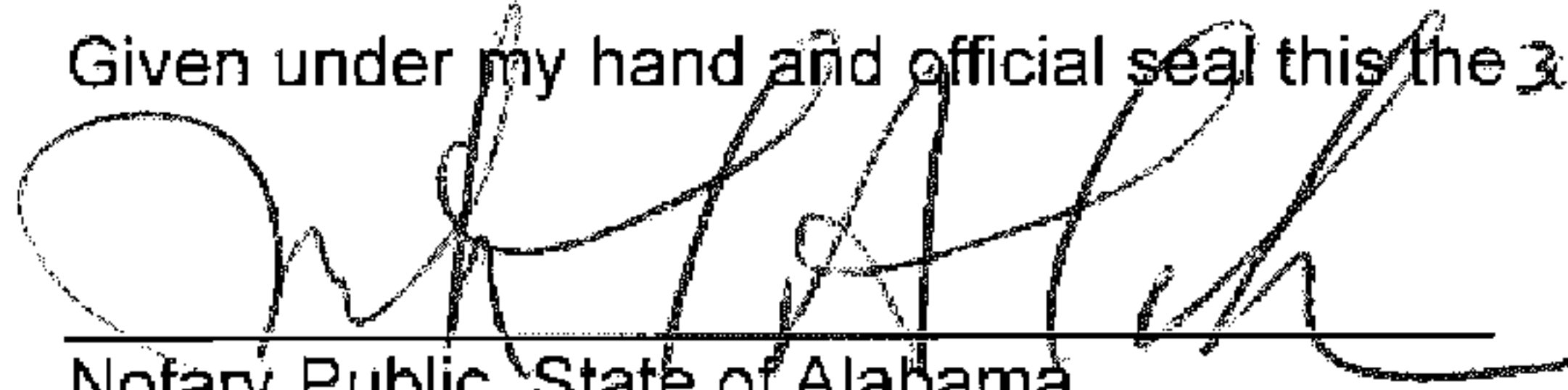
Peggy Crim

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Peggy Crim, 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 **31st** day of May, 2023.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2023

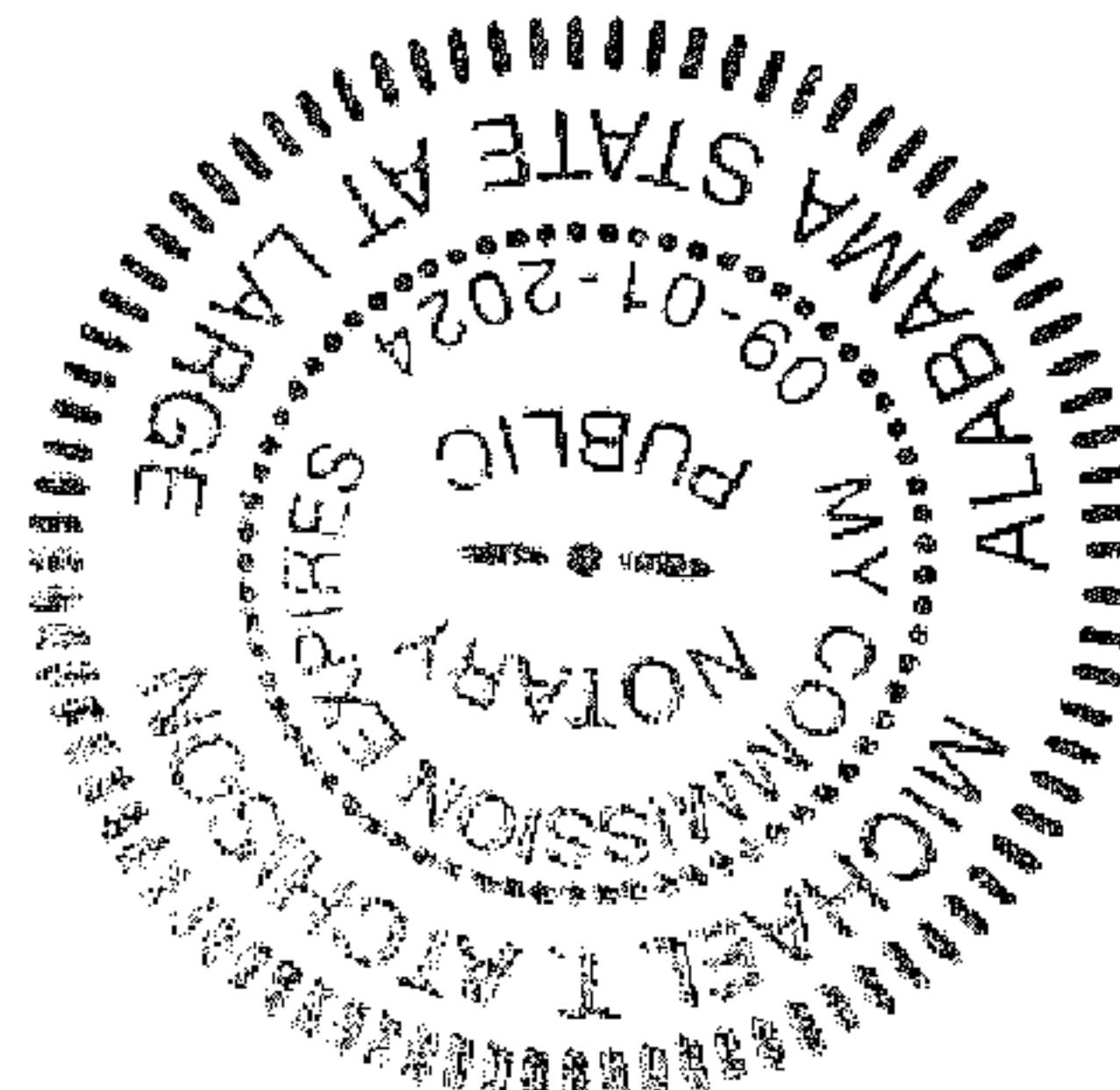


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 29, Township 21 South, Range 2 West, Shelby County, Alabama; thence South 00 degrees 46 minutes 45 seconds East a distance of 168.78 feet; thence North 87 degrees 39 minutes 53 seconds West a distance of 1921.63 feet to the POINT OF BEGINNING; thence continue North 87 degrees 39 minutes 53 seconds West a distance of 788.14 feet to the easterly R.O.W. line of Shelby County Highway 87; thence North 01 degrees 53 minutes 16 seconds West and along said R.O.W. line a distance of 212.14 feet; thence North 88 degrees 32 minutes 39 seconds East and leaving said R.O.W. line a distance of 227.19 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 73.47 feet; thence South 87 degrees 33 minutes 06 seconds East a distance of 558.00 feet; thence South 01 degrees 53 minutes 16 seconds East a distance of 299.71 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated May 19, 2023.

Real Estate Sales Validation Form

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

Grantor's Name	Peggy Crim	Grantee's Name	Walter Higgins
Mailing Address	<u>700 2nd Ave NW</u>	Mailing Address	Julie Higgins
Property Address	<u>Alabaster AL 35007</u>	Date of Sale	<u>May 24, 2023</u>
		Total Purchase Price	<u>\$125,000.00</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 May 25, 2023

Print Peggy Crim

Unattested _____
(verified by)

Sign *Peggy Crim*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/31/2023 11:16:19 AM
\$153.00 PAYGE
20230531000162240

Allen S. Boyd