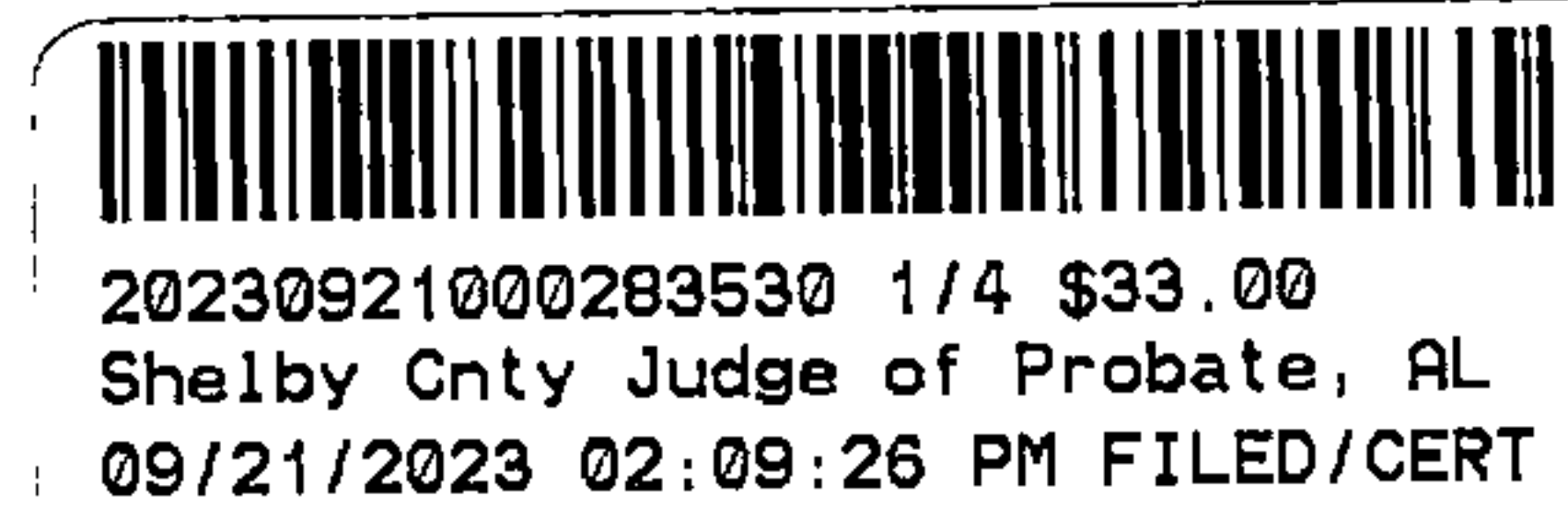


Send Tax Notice To & This Instrument Prepared By:
Wesley A. Higgins
76 Lake Forest Lane
Wilsonville, AL 35186



Quit Claim Deed

This deed is given to clear the title and to establish the ownership of the real property as shown on the attached Exhibit "A" Legal Description into the names of Wesley A. Higgins and Vita Padalino.

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of *One Dollar (\$1.00)* and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, I/we,

John Allan Lowe, as Personal Representative of the Estate of Jean Foster Lowe, deceased, Shelby County, Alabama Probate Court Case No. PR-2023-000587, (herein referred to as GRANTOR, whether one or more), do by these presents hereby quitclaim, grant, bargain, sell and convey unto

Wesley A. Higgins and Vita Padalino, (herein referred to as GRANTEES), as joint tenants with right of survivorship, all his/her/their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

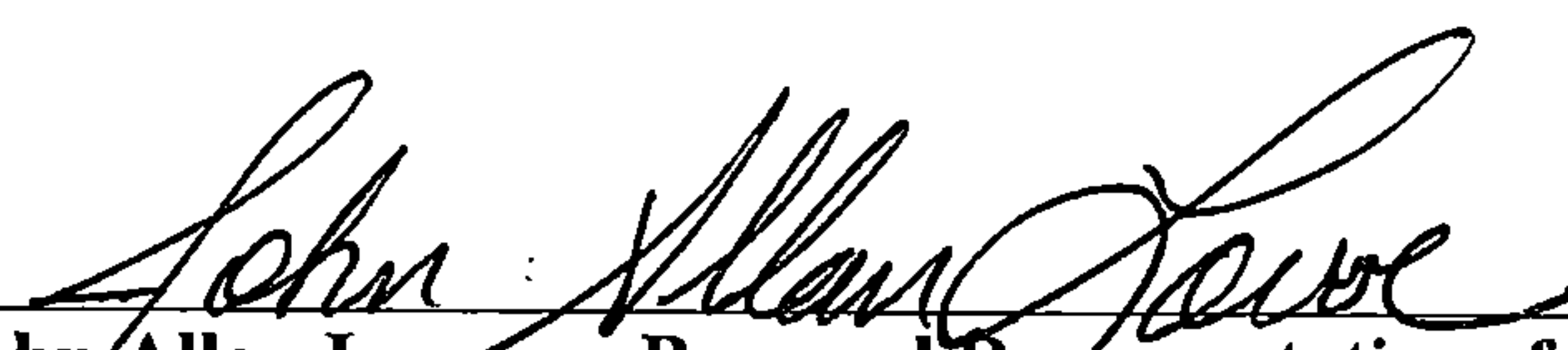
Jean Foster Lowe is one and the same person as Jean F. Lowe, grantor in that certain deed recorded at Instrument Number 20211019000508370 in the Probate Office of Shelby County, Alabama.

Jean F. Lowe is now deceased, having died on or about April 7, 2023.

In the matter of the Estate of Jean Foster Lowe, deceased, Shelby County, Alabama Probate Court Case No. PR-2023-000587, Letters Testamentary were granted to John Allan Lowe on July 24, 2023.

To have and to hold unto 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 their successors and assigns forever.

Given under my (our) hand(s) and my (our) seal this 12th day of September, 2023.



John Allan Lowe, as Personal Representative of the Estate of Jean Foster Lowe, deceased, Shelby County, Alabama Probate Court Case No. PR-2023-000587 (Seal)



20230921000283530 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
09/21/2023 02:09:26 PM FILED/CERT

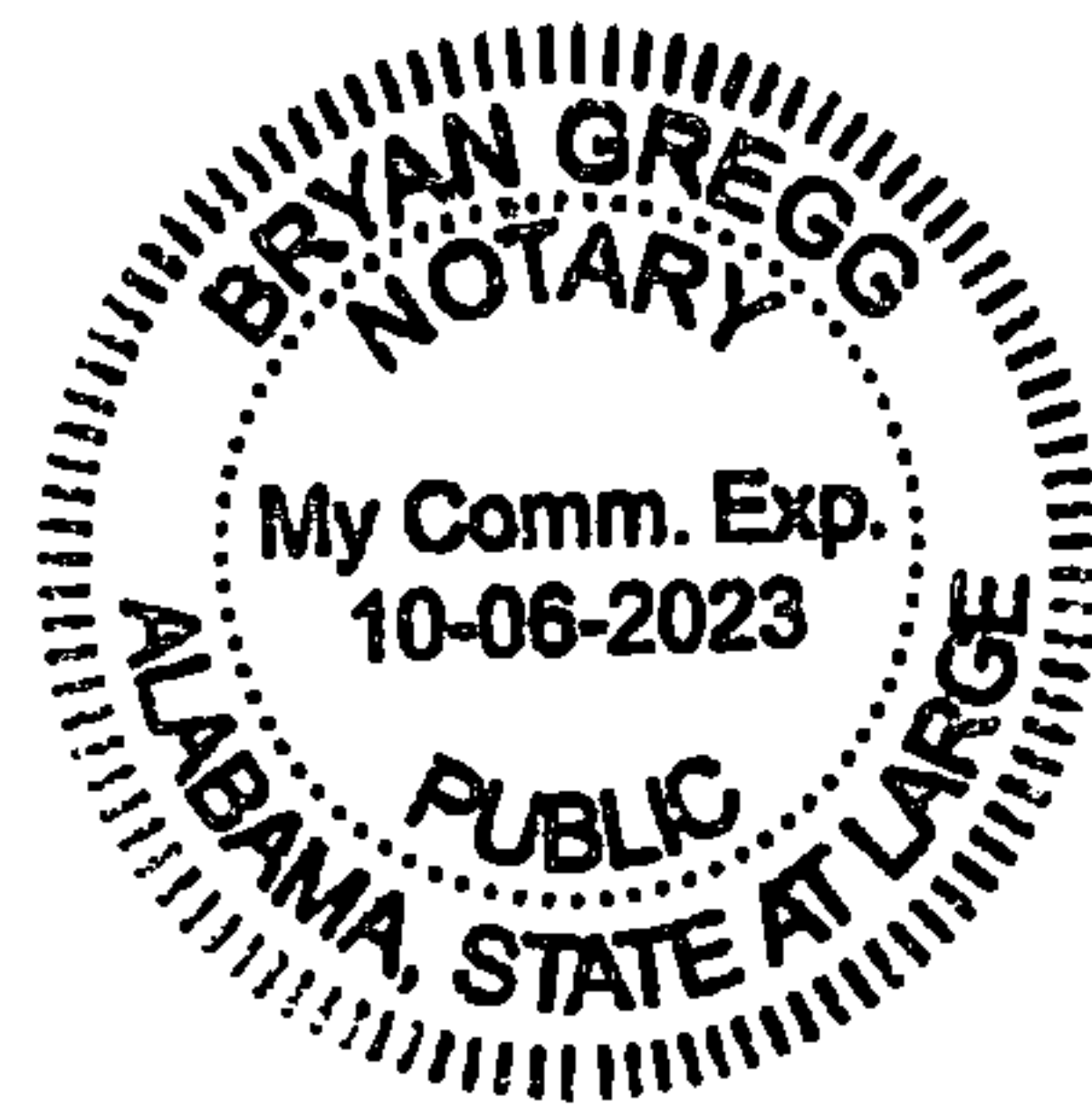
STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **John Allan Lowe**, whose name as **Personal Representative of the Estate of Jean Foster Lowe, deceased, Shelby County, Alabama Probate Court Case Number PR-2023-000587**, is 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, in his capacity as such **Personal Representative**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 12th day of September, 2023.

Notary Public

My Commission Expires: 10-6-2023





20230921000283530 3/4 \$33.00
Shelby Cnty Judge of Probate, AL
09/21/2023 02:09:26 PM FILED/CERT

Exhibit "A" Legal Description

Lot 1, according to the Final Plat of Higgins Family Subdivision, as recorded in Map Book 56, Page 48, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations and rights-of-way of record, along with mineral and mining rights not owned by grantor.



20230921000283530 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
09/21/2023 02:09:26 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John Allan Lowe, Personal Rep.
Mailing Address 307 Mildred Street
Columbiana, AL 35051

Grantee's Name Wesley A. Higgins and
Mailing Address Vita Padalino
76 Lake Forest Lane
Wilsonville, AL 35186

Property Address 76 Lake Forest Lane
Wilsonville, AL 35186

Date of Sale September 12, 2023

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 412,760.00 (TO CLEAR TITLE)

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 Shelby County, Alabama Tax Assessment Records

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 9-12-2023

Print Bryan Gregg

Unattested
(verified by)

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

Print Form

Form RT-1