

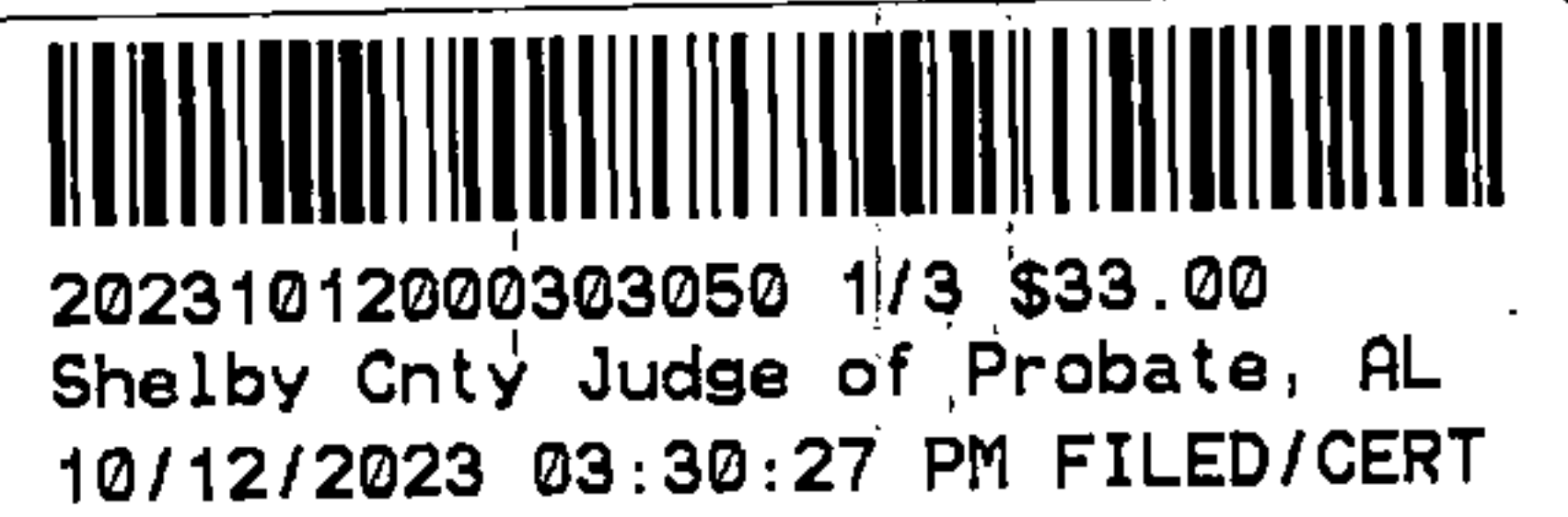
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Henry Higgins
Sharon Higgins

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **FOUR THOUSAND AND NO/00 DOLLARS (\$4,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Max Alvin Blackwell and wife, Toni Palmer Blackwell, as Trustees of The Blackwell Family Revocable Living Trust, dated December 2, 2021, and any amendments thereto** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Henry Higgins and Sharron Higgins, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12th day of October 2023.

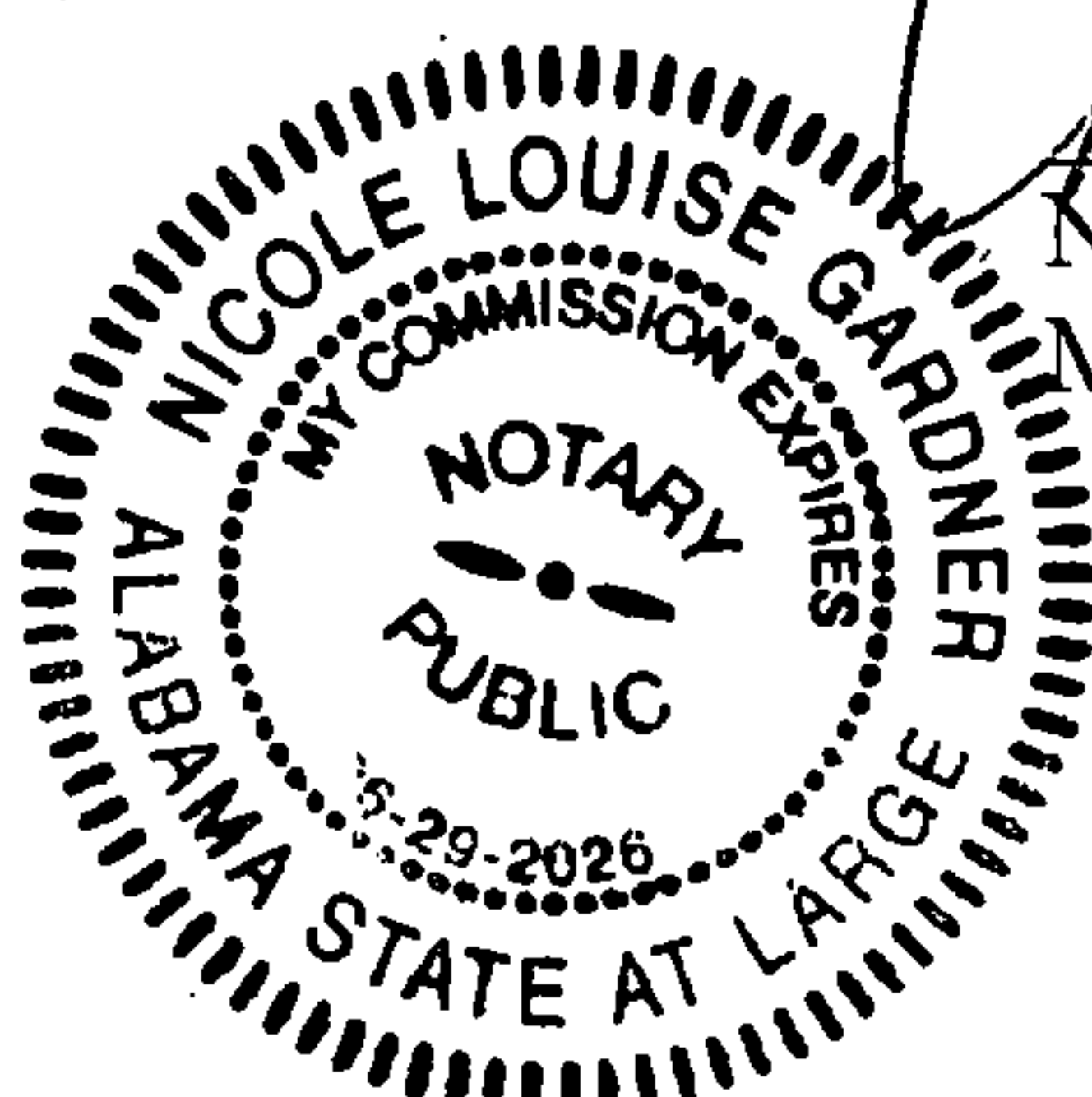
Max A. Blackwell
Max Alvin Blackwell as Trustee of
The Blackwell Family Revocable Living Trust

Toni Palmer Blackwell
Toni Palmer Blackwell as Trustee of
The Blackwell Family Revocable Living Trust

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Max Alvin Blackwell and wife, Toni Palmer Blackwell as Trustees of The Blackwell Family Revocable Living Trust, dated December 2, 2021, and any amendments thereto**, whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of October 2023.



Nicole Louise Gardner
Notary Public

My Commission Expires: 6-29-26

Shelby County, AL 10/12/2023
State of Alabama
Deed Tax: \$4.00

Exhibit "A" – Legal Description



20231012000303050 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/12/2023 03:30:27 PM FILED/CERT

Commence at the NE Corner of the NE 1/4 of the SW 1/4 of Section 32, Township 22 South, Range 1 East, Shelby County, Alabama; thence N89°48'45"W a distance of 310.24' to the Southerly R.O.W. line of Shelby County Highway 28 and the POINT OF BEGINNING; thence S89°14'44"W and leaving said R.O.W. line a distance of 553.70'; thence N00°22'17"E a distance of 254.04' to the Southerly R.O.W. line of Shelby County Highway 28, to a curve to the left, having a radius of 1880.00', subtended by a chord bearing of S62°15'58"E, and a chord distance of 247.48'; thence along the arc of said curve and along said R.O.W. line for a distance of 247.66'; thence S66°03'40"E and along said R.O.W. line a distance of 78.89', thence to a curve to the left, having a radius of 2540.00', subtended by a chord bearing of S68°21'59"E, and a chord distance of 204.42'; thence along the arc of said curve and along said R.O.W. line for a distance of 204.47', to a compound curve to the left, having a radius of 2677.75', subtended by a chord bearing of S71°08'16"E, and a chord distance of 74.85'; thence along the arc of said curve and along said R.O.W. line for a distance of 74.86' to the POINT OF BEGINNING

Real Estate Sales Validation Form

20231012000303050 3/3 \$33.00
Shelby Cnty Judge of Probate, AL
10/12/2023 03:30:27 PM FILED/CERT

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

Grantor's Name Max Alvin Blackwell
Mailing Address 2616 Hwy 28
Columbiana AL
35051

Grantee's Name Henry Higgins
Mailing Address P.O. Box 25
Columbiana AL
35051

Property Address Hwy 28
Columbiana AL
35051

Date of Sale 10-12-23
Total Purchase Price \$ 4000.00
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 10-12-23

Print Max Alvin Blackwell

☐ Unattested

Sign Max Alvin Blackwell
(Grantor/Grantee/Owner/Agent) circle one

(verified by)