This Instrument was Prepared by:

Send Tax Notice To: Jamie Higgins Ronnie Higgins

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

File No.: S-24-29636

1227 Broken Bon Cr Alaborter, Al 35007

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 Five Thousand Dollars and No Cents (\$105,000.00), 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, Jessica Layne Lansford, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Jamie Higgins and Ronnie 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, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors spouse.

2024

\$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 🚣 🖢 day of

State of Alabama

Ješšiča Lavne Lansk

County of Shelby

I, Michael / It / In Solida Notary Public in and for the said County in said State, hereby certify that Jessica Layne Lansford, 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 A day of 1565 2024.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

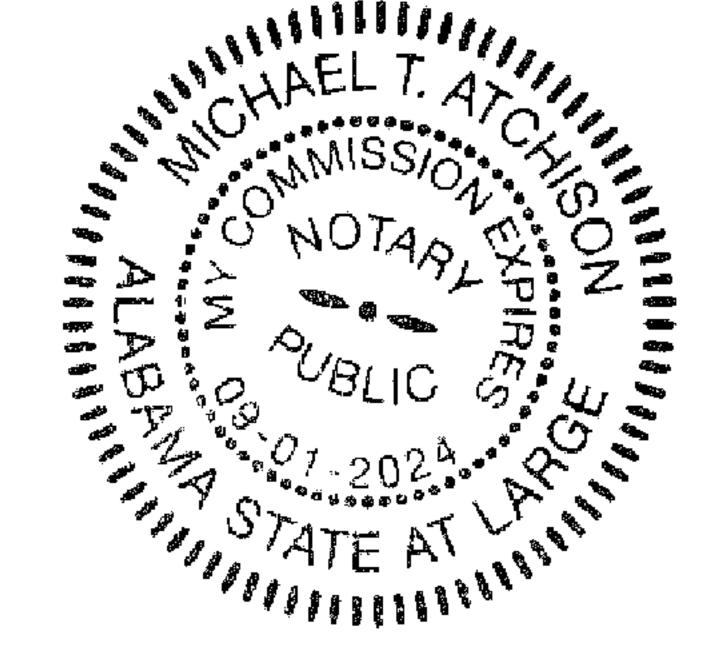


EXHIBIT "A" LEGAL DESCRIPTION

A lot in Section 14, Township 24 North, Range 15 East, described as follows:

Commence at the Southwest corner of Section 14, Township 24 North, Range 15 East, thence run East along the South line of said Section a distance of 963.00 feet; thence turn an angle of 88 degrees 58 minutes to the left and run a distance of 788.84 feet to the North right of way line of Shelby County Highway #71 and the point of beginning; thence continue in the same direction a distance of 530.13 feet to the North line of the Southwest Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 15 East, thence turn an angle of 91 degrees 02 minutes to the left ad run West along the said North line a distance of 208.72 feet; thence turn an angle of 88 degrees 58 minutes to the left and run a distance of 61.65 feet; thence turn an angle of 82 degrees 16 minutes to the left and run a distance of 61.65 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 205.76 feet to the North right of way Highway #71; thence turn an angle of 85 degrees 23 minutes 30 seconds to the left and run along said right of way line a distance of 179.43 feet to the point of beginning. Situated in the Southwest Quarter of the Southwest Quarter, Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

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Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Jessica Layne Lansford	Grantee's Name	Jamie Higgins Ronnie Higgins
Mailing Address	12521 Country Ln	- Mailing Address	
	NA-MONT, AL 35473	- -	1227 Broken Bon Com 121210-514 Ju 35007
Property Address	797 Highway 71 . Shelby, AL 35143	Date of Sale Total Purchase Price or Actual Value or	January 25, 2024 \$105,000.00
		Assessor's Market Value	
one) (Recordation Bill of Sale xx Sales Con Closing St	tract	ed) Appraisal Other	
of this form is not re		ntams an or the required in	ionnation referenced above, the filling
	lnst	tructions	
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 an conveyed.	d mailing address - provide the name o	of the person or persons to	whom interest to property is being
Property address -	the physical address of the property be	eing 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.			
	property is not being sold, the true val ed for record. This may be evidenced market value.	· · · · · · · · · · · · · · · · · · ·	
valuation, of the pro-	ed and the value must be determined, perty as determined by the local official used and the taxpayer will be penalized.	al charged with the respons	sibility of valuing property for property
r	of my knowledge and belief that the inf that any false statements claimed on the <u>975</u> § 40-22-1 (h).		
Date January 23, 2	024	Print Jessica Layne	Lansford
Unattested	······································	Sign	and Led
	(verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby County Ala Clerk		Grantee/Owner/Agent) circle one Form RT-1

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Shelby County, AL

\$133.00 BRITTANI

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