

This Instrument was Prepared by:

Send Tax Notice To: BreAna Windham

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

File No.:

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Nine Thousand Five Hundred Dollars and No Cents (\$79,500.00)**, 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, **Henry Higgins and Sharon Higgins**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BreAna Windham**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 10B, A resubdivision of Lot 1 of Edmondson Family Subdivision and a resubdivision of Lot A of a resurvey of Lot 10 and 11 Mooney Estates in Map Book 53, Page 9 in the Office of the Judge of Probate of Shelby County, Alabama.

**Property may be subject to 2024 taxes 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 Grantee, his, her or their heirs and assigns forever.

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 17<sup>th</sup> day of May, 2024.

Henry Higgins  
Henry Higgins

Sharon Higgins  
Sharon Higgins

State of Alabama

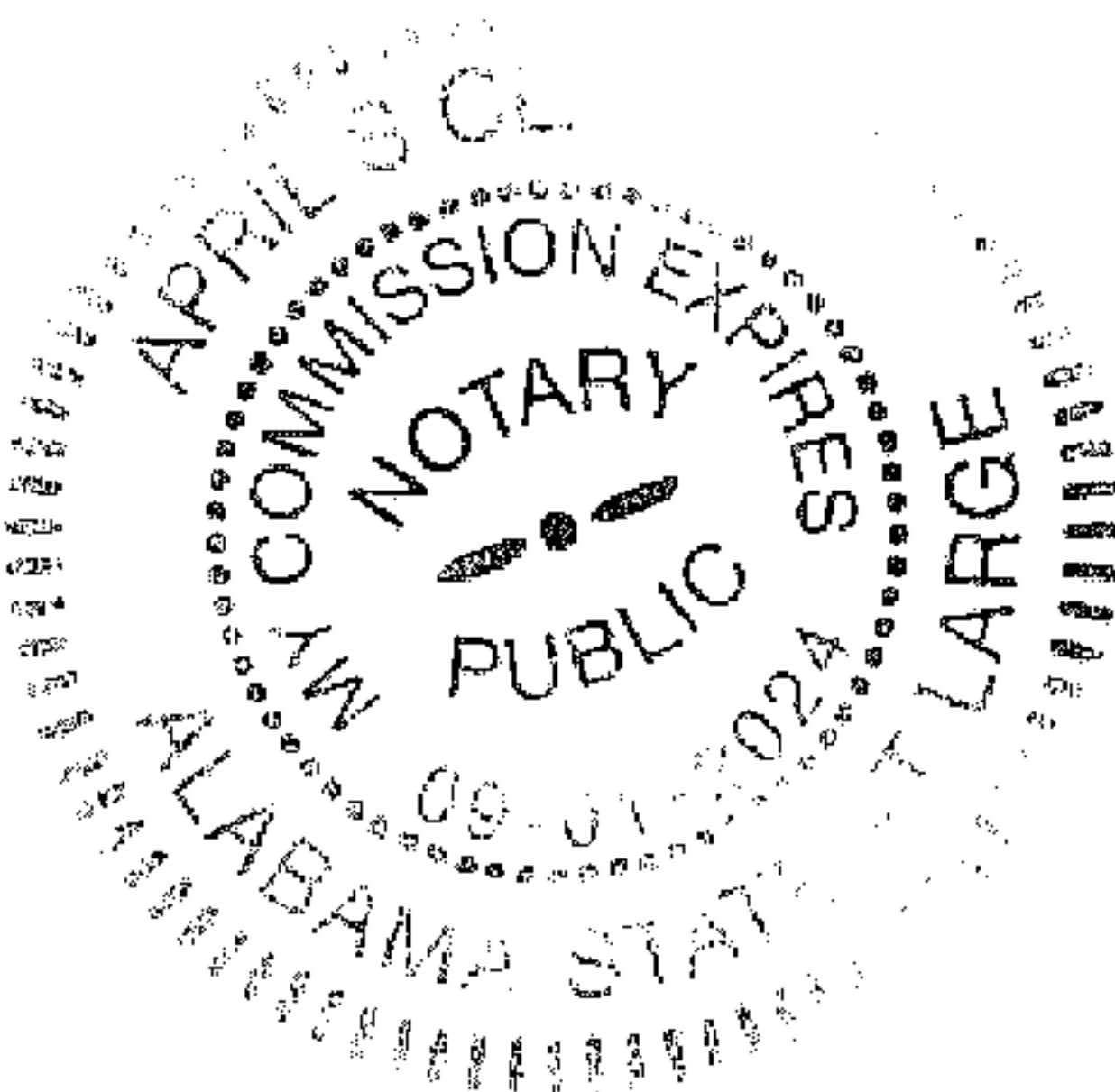
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Henry Higgins and Sharon Higgins, 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 17<sup>th</sup> day of May, 2024

April Clark  
Notary Public, State of Alabama

My Commission Expires: 9-1-2024



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Henry Higgins Sharon Higgins	Grantee's Name	BreAna Windham
Mailing Address	<u><i>Sharon Higgins</i></u>	Mailing Address	<u>PO Box 944</u> <u>Columbiana AL 35051</u>
Property Address	2181 Mooney Rd. Columbiana, AL 35051	Date of Sale	
		Total Purchase Price	\$79,500.00
		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)

<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 17, 2024

Print Henry Higgins

Sign

*Henry Higgins*  
(Grantor/Grantee/Owner/Agent) circle one

**Unattested**

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/17/2024 02:41:56 PM  
\$104.50 PAYGE  
20240517000147490

*Alicia S. Boyd*

**Form RT-1**