


**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:  
Dewey Cain Reed

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

  
20240524000155700 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/24/2024 01:42:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00)**, 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, **Jamie Higgins and husband, Ronnie Higgins** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Dewey Cain Reed and Benita Walker Reed, 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:**

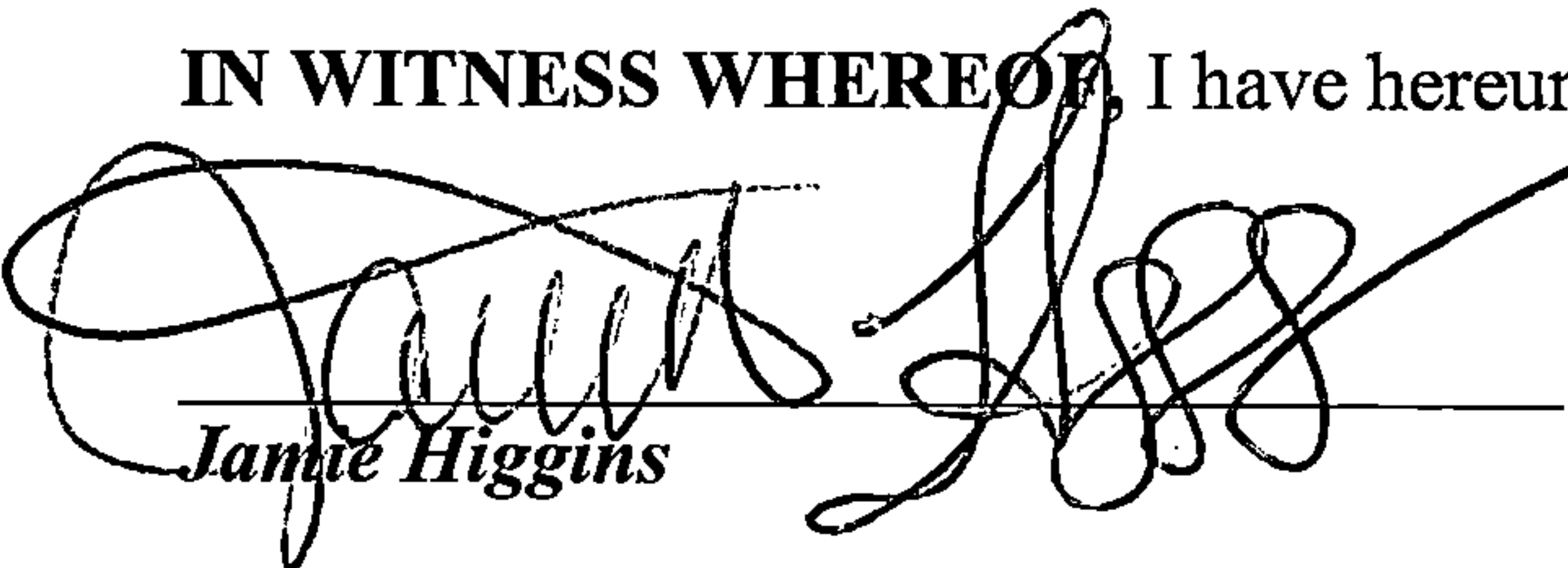
- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

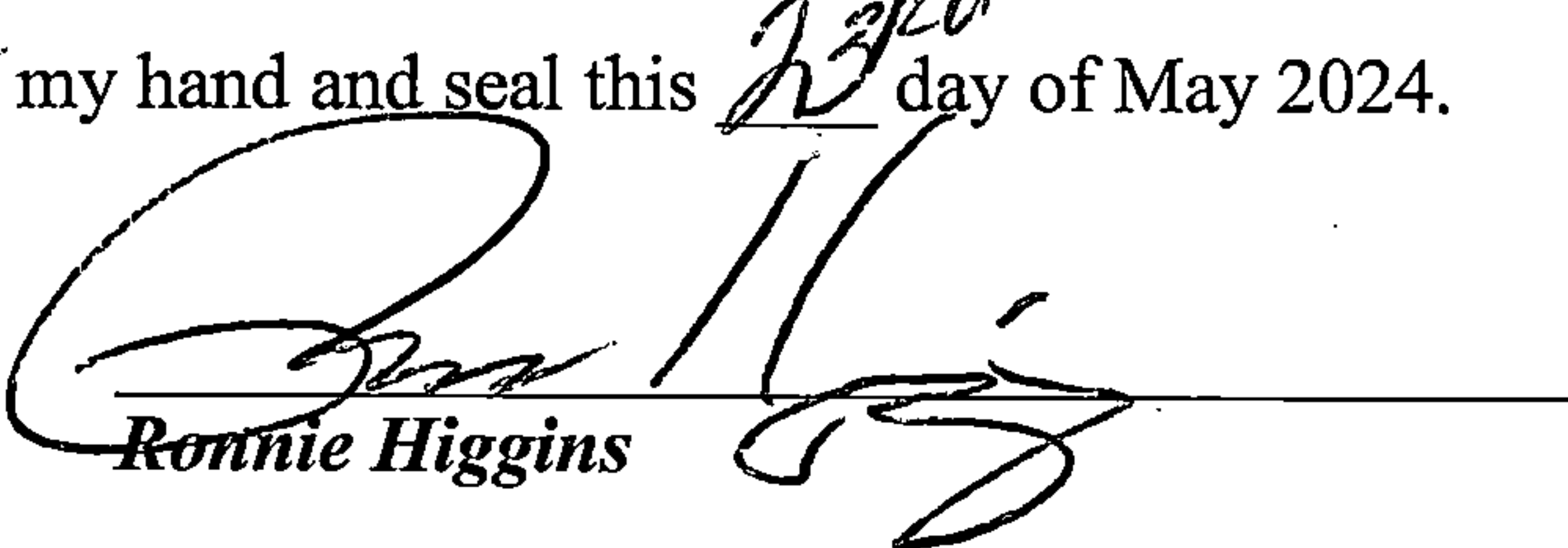
Property described herein constitutes no part of the homestead of the Grantor herein.

**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 23rd day of May 2024.

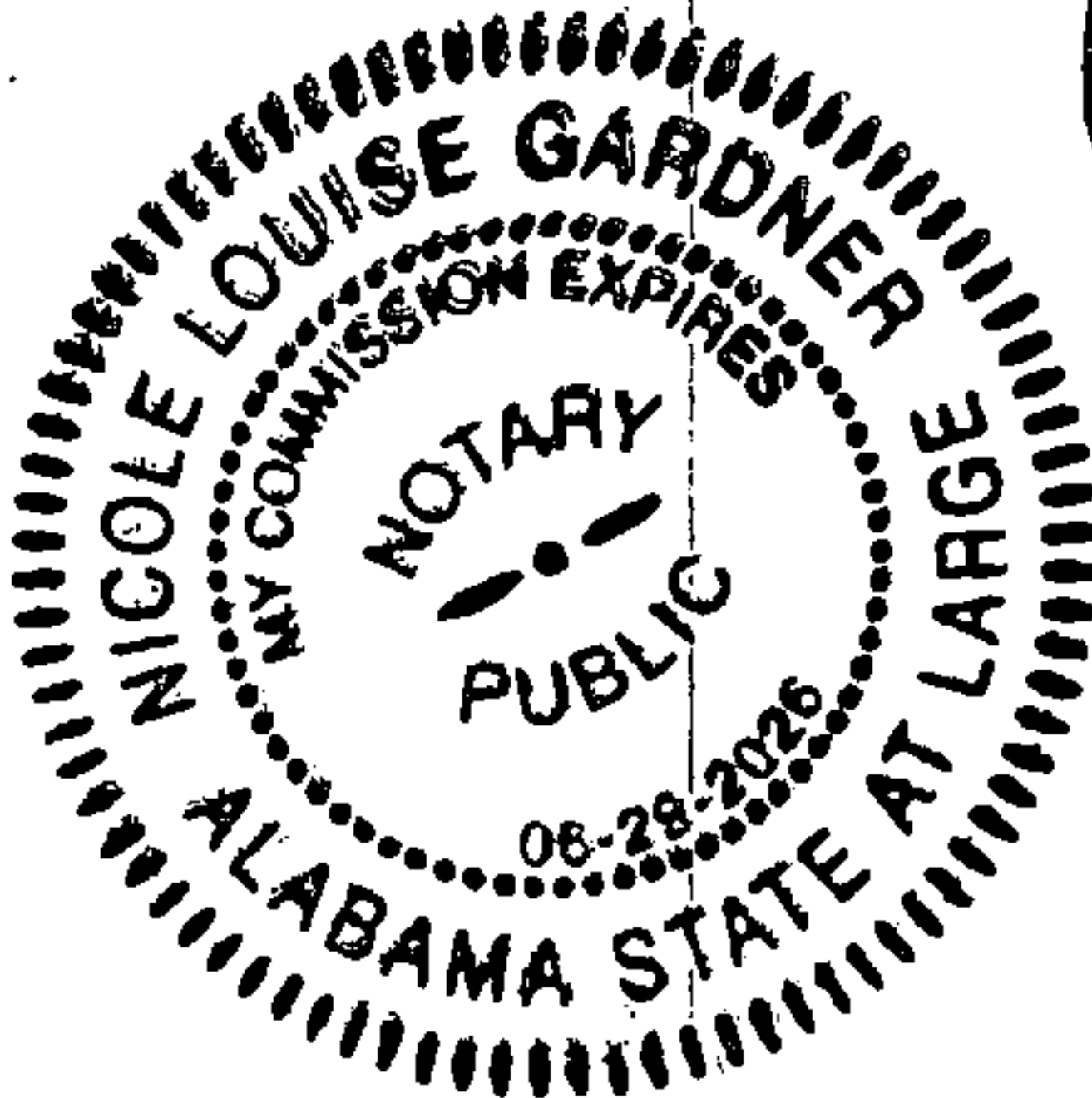
  
Jamie Higgins

  
Ronnie Higgins

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jamie Higgins and Ronnie Higgins**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May 2024.



  
Notary Public  
My Commission Expires: 08-28-2026

Shelby County, AL 05/24/2024  
State of Alabama  
Deed Tax: \$1.00



20240524000155700 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/24/2024 01:42:54 PM FILED/CERT

## Exhibit "A" – Legal Description

Commence at the SW Corner of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"E a distance of 963.00'; thence N01°02'00"E a distance of 1157.16' to the POINT OF BEGINNING; thence continue N01°02'00"E a distance of 84.67'; thence N88°58'01"W a distance of 16.50'; thence S01°02'00"W a distance of 84.67'; thence S88°58'00"E a distance of 16.50' to the POINT OF BEGINNING.



# Real Estate Sales Validation Form

20240524000155700 3/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/24/2024 01:42:54 PM FILED/CERT

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

Grantor's Name Jamie Higgins  
Mailing Address 797 Hwy. 71  
Shelby, AL 35143

Grantee's Name Dewey Cain Reed  
Mailing Address 797 Hwy. 71  
Shelby, AL 35143

Property Address 797 Hwy. 71  
Shelby, AL 35143

Date of Sale 5-23-24  
Total Purchase Price \$ 1,000.<sup>00</sup>  
or  
Actual Value \$ 1,000.<sup>00</sup>  
or  
Assessor's Market Value \$ 1,000.<sup>00</sup>

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 5-23-24

Print

Ronnie Higgins

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1