

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

This Instrument was prepared by:
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Columbiana, AL 35051

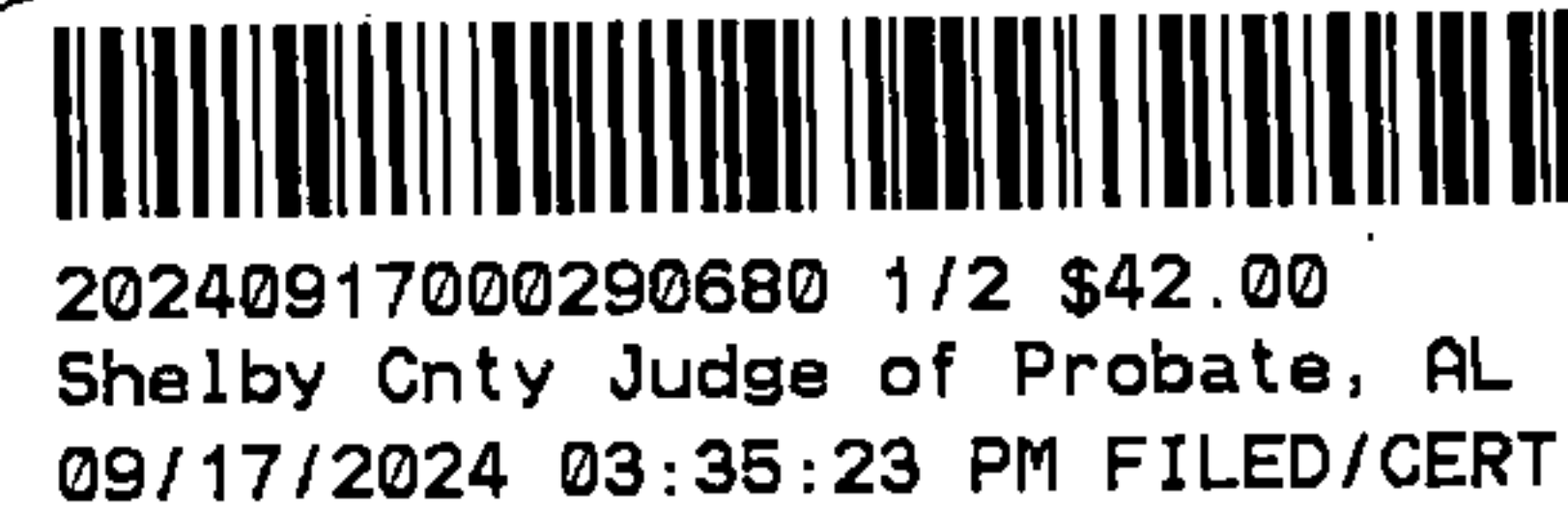
Send Tax Notice to:

Lisa Higgins

180 Horsebrook Trail
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SEVENTEEN THOUSAND DOLLARS AND NO CENTS (\$17,000.00)**, 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, we, **Lisa Higgins, a single woman (herein referred to as Grantors)** grant, bargain, sell and convey unto **James L. Boothe, Jr. and Lisa 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:**

Lot 1, according to the survey of Steve Smith Family Subdivision, a family subdivision situated in the SW ¼ of the SW ¼ fractional Section 23, Township 22 South, Range 1 East, as recorded in Map Book 43, Page 36, Probate Office, Shelby County, Alabama.

SUBJECT TO:


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

Charles Higgins grantee in Inst No. 20210608000284030, Probate Office, Shelby County, Alabama, is deceased, having died July 14, 2023.

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.

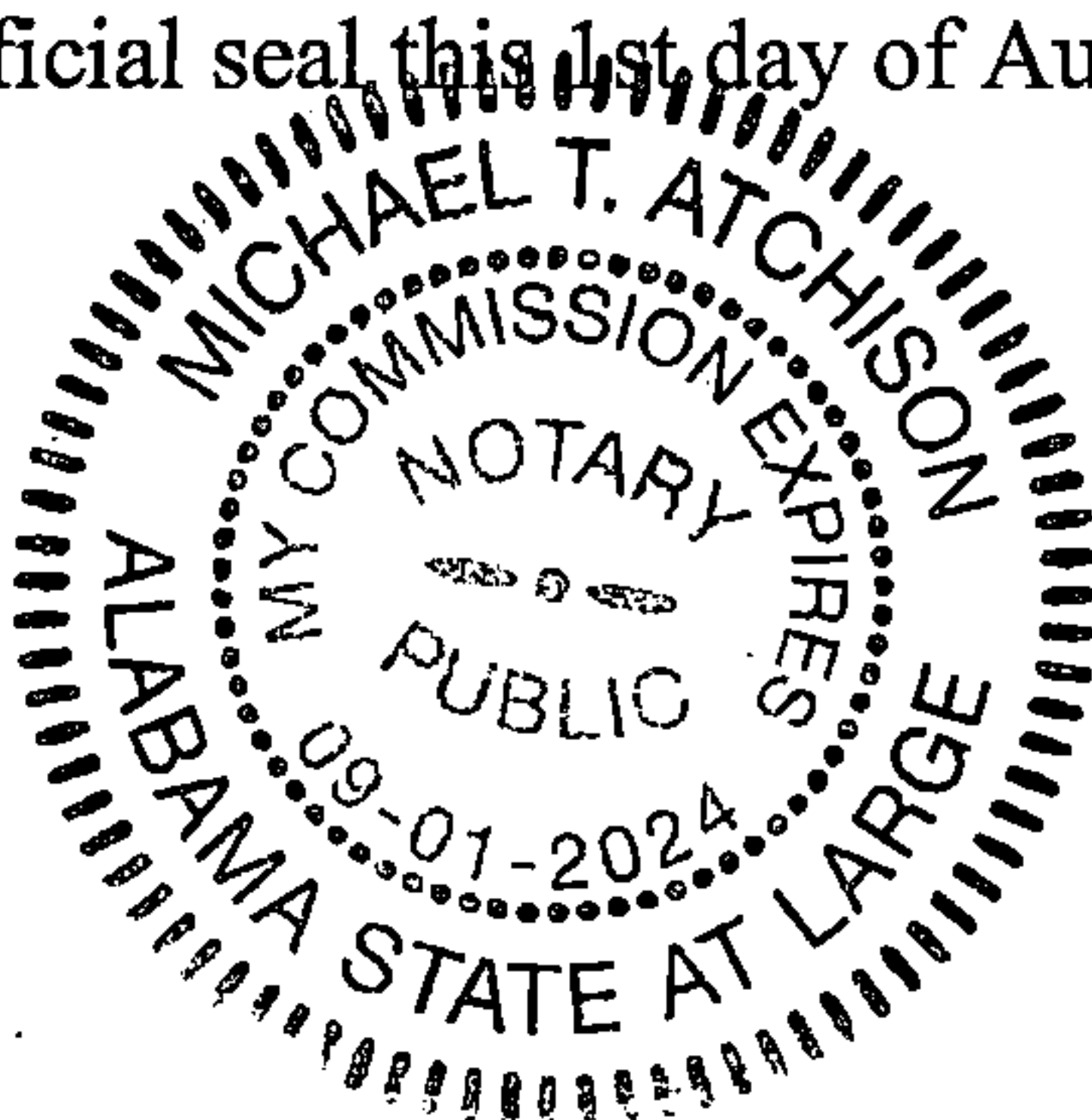
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of August, 2024.

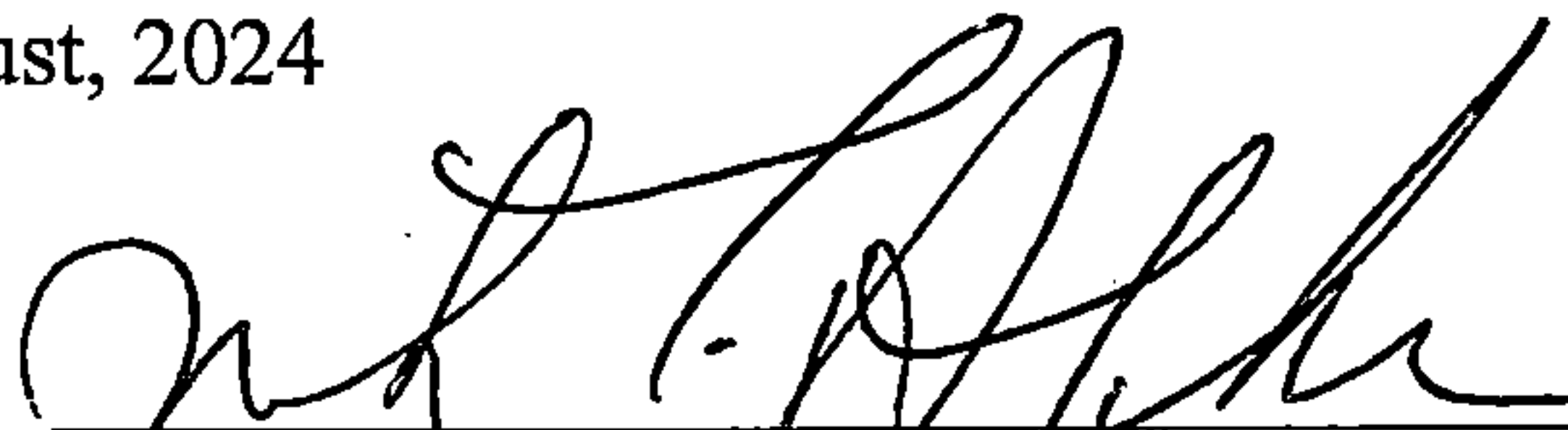

Lisa Higgins

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Lisa Higgins**, whose name is signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2024




Notary Public
My Commission Expires: 9/1/2024

Shelby County, AL 09/17/2024
State of Alabama
Deed Tax: \$17.00

Real Estate Sales Validation Form

20240917000290680 2/2 \$42.00
Shelby Cnty Judge of Probate, AL
09/17/2024 03:35:23 PM FILED/CERT

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

Grantor's Name Lisa Higgins
Mailing Address 180 Horseback Tr
Shelby, AL 35143

Grantee's Name James L. Bootle Jr
Mailing Address 180 Horseback Tr
Shelby, AL 35143

Property Address 180 Horseback Tr
Shelby, AL 35143

Date of Sale 8-1-24
Total Purchase Price \$ _____
or
Actual Value \$ 17,000
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 8-7-24

Print Lisa Higgins

Unattested

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1