

## WARRANTY DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
3 Office Park Circle, Ste 105  
Birmingham, AL 35223

STATE OF ALABAMA      )  
COUNTY OF SHELBY      )

Grantee's Mailing Address/Send  
Tax Notice To:  
Carolyn G Holley  
1004 Linkside Dr.  
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Six Hundred Thousand and 00/100 Dollars (\$600,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Heather Higginbotham Ward as Personal Representative of the Estate of Virginia Reid  
Higginbotham, deceased, Shelby County Probate Case No. PR-2024-000043;  
and;  
Heather Higginbotham Ward, a married woman**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

**Carolyn G Holley**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Land in Shelby County, Alabama, being Lot No. 5A, Survey of Linkside at Greystone, Resurvey #1, of record in Map Book 17, Page 56, Probate Office for Shelby County, Alabama, to which reference is hereby made for a more complete and accurate legal description of said property**

Said property is not the homestead of the Grantor, nor the Grantor's spouse.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall Warrant and Defend the premises to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 4 day of February, 2025.

Heather Higginbotham Ward, as personal representative of the Estate of Virginia Reid Higginbotham, deceased, Shelby County Probate Case No. PR-2024-000043

Heather Higginbotham Ward, as Personal Representative of the Estate of Virginia Reid Higginbotham, deceased, Shelby County Probate Case No. PR-2024-000043

Heather Higginbotham Ward  
Heather Higginbotham Ward

STATE OF North Carolina )  
COUNTY OF Orange )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Heather Higginbotham Ward, individually and as Personal Representative of Estate of Virginia Reid Higginbotham, deceased, Shelby County Probate Case No. PR-2024-000043 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, Heather Higginbotham Ward, individually and in her capacity as Personal Representative and with full authority, executed the same voluntarily, individually and for as the act of said Estate.

Given under my hand and seal this FEBRUARY 4, 2025.



My Commission Expires: 5/5/2026

Notary Public

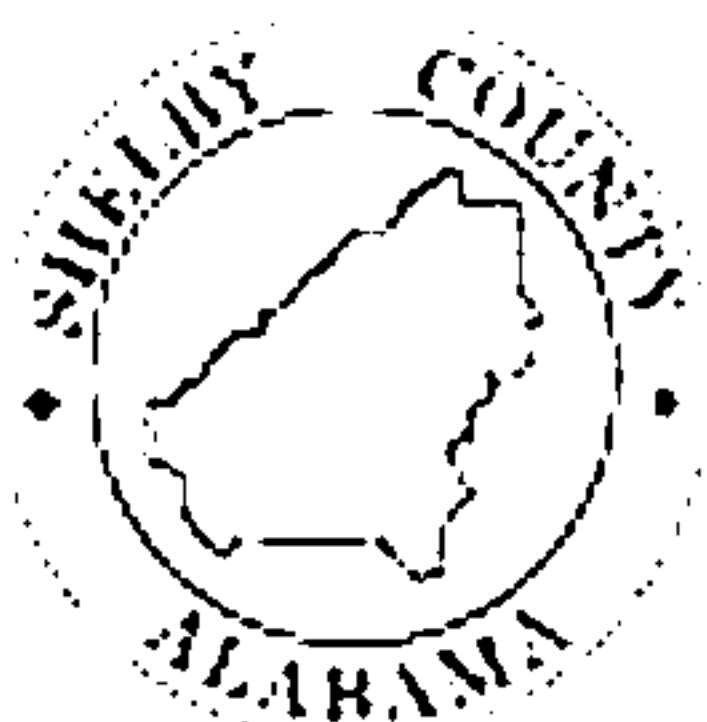
Grantor's Address: 100 Mill Race Carr Dr.  
Chapel Hill, NC 27514

Property Address: 1004 Linkside Dr Birmingham, AL 35242

Parcel ID Number: 03 9 32 0 002 005.029

**Joshua Gangway**  
NOTARY PUBLIC  
Chatham County  
North Carolina

My Commission Expires May 5, 2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/07/2025 01:46:56 PM  
\$626.00 BRITTANI  
20250207000038360

*Allie S. Bayl*