

TITLE NOT EXAMINED BY PREPARER.

Information required by Section 40-22-1, Alabama Code (1975), in lieu of completion and recordation of Real Estate Sales Validation Form:

Grantor's Mailing Address:

1870 IVORY CANE PT
NAPLES, FL 34119

Date of conveyance: February 14, 2025

Assessed Value: \$166,600.00

Grantee's Mailing Address:

1870 IVORY CANE PT
NAPLES FL 34119

Property Address:

250 Harbour Drive, Wilsonville, AL 35186

This instrument was prepared by Jonathan M. Welch, Attorney, 1925 Rainbow Drive, Gadsden, Alabama 35901.

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, I, **CAROLYN D. HIGGINS**, a widow [hereinafter referred to as "Grantors"], do grant, bargain, sell and convey unto **MICHAEL LEE HIGGINS, KEVIN THOMAS HIGGINS and NICHOLE MARIE HIGGINS** [hereinafter referred to as "Grantees"], the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 8A, according to a Resurvey of Lots 4 through 8, Oak Harbour, Phase 1, as recorded in Map Book 34, Page 62, in the Probate Office of Shelby County, Alabama.

[SOURCE OF TITLE: Personal Representative's Deed from Corey Ewing, as Personal Representative of the Estate of Rodney L. Higgins, dec., to Carolyn D. Higgins as guardian for the property of Michael Lee Higgins, Kevin Thomas Higgins and Nichole Marie Higgins, dated April 24, 2019, recorded as 20190430000142470, Probate Office, Shelby County, Alabama.]

The above-described property is conveyed subject to the following:

1. State and County ad valorem taxes for 2025 and subsequent years.
2. Any mineral and/or mining rights in, under and upon the subject real property which may have been heretofore reserved.
3. Zoning ordinances and subdivision regulations of the municipality and/or other governmental units in which the subject real property is located.
4. Any and all restrictions, easements, rights of way and reservations of record.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

AND I DO for myself and for my heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 14th day of February, 2025.


CAROLYN D. HIGGINS

STATE OF Florida)
COUNTY OF Collier)

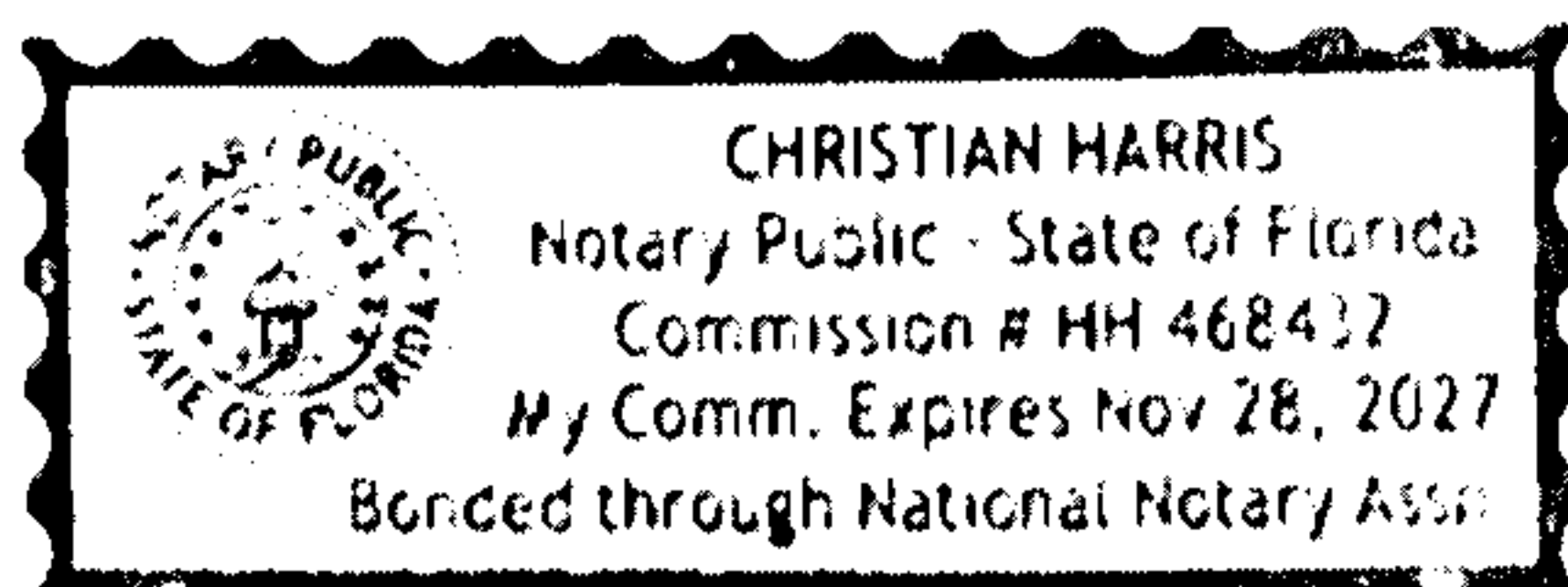


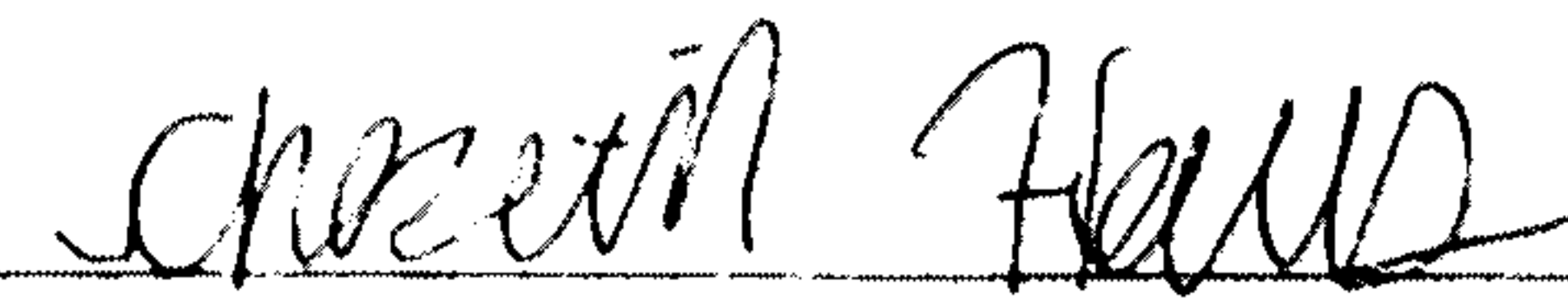
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2025 11:06:30 AM
\$193.00 JOANN
20250217000046860

Allen S. Bayl

I, the undersigned Notary Public in and for said County and State, hereby certify that Carolyn D. Higgins, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2025.




NOTARY PUBLIC