

20250729000230730 1/3 \$588.00
Shelby Cnty Judge of Probate, AL
07/29/2025 03:42:53 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Darrell L. Cartwright, Esq.
Cartwright Law Center, LLC
P.O. Box 383204
Birmingham, AL 35238-3204

Send Tax Notice to:

Patrick Higgins
1112 Indian Crest Drive
Indian Springs, Alabama 35124

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

**NO TITLE EXAMINATION
QUITCLAIM DEED**

THIS INDENTURE made and entered into on this the 6th day of June, 2024, by and between Patrick Higgins of Shelby County, as Grantor, and Patrick Higgins and Patricia Colleen Sweeney, as Trustees of the Higgins/Sweeney Family Revocable Management Trust, as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten and no/00 (\$10.00) Dollars and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor hereby remises, releases, quitclaims, grants, sells and conveys unto the said Grantees, all his/her right, title, interest and claim in or to the following described real estate, lying and being situated in the County of Shelby, State of Alabama, the address of which is 1112 Indian Crest Drive, Indian Springs, Alabama 35124 to-wit:

Lot 4, according to the Survey of Skyline Estates, First Sector, as recorded in Map Book 9, page 71, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**NO SURVEY REQUESTED OR DONE; NO TITLE SEARCH OR OPINION
REQUESTED OR DONE.**

TO HAVE AND TO HOLD the real estate described above, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee, **IN FEE SIMPLE, AND TO THE HEIRS AND ASSIGNS FOREVER, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

Patrick Higgins
1112 Indian Crest Drive, Indian Springs, Alabama 35124

Shelby County, AL 07/29/2025
State of Alabama
Deed Tax: \$559.00

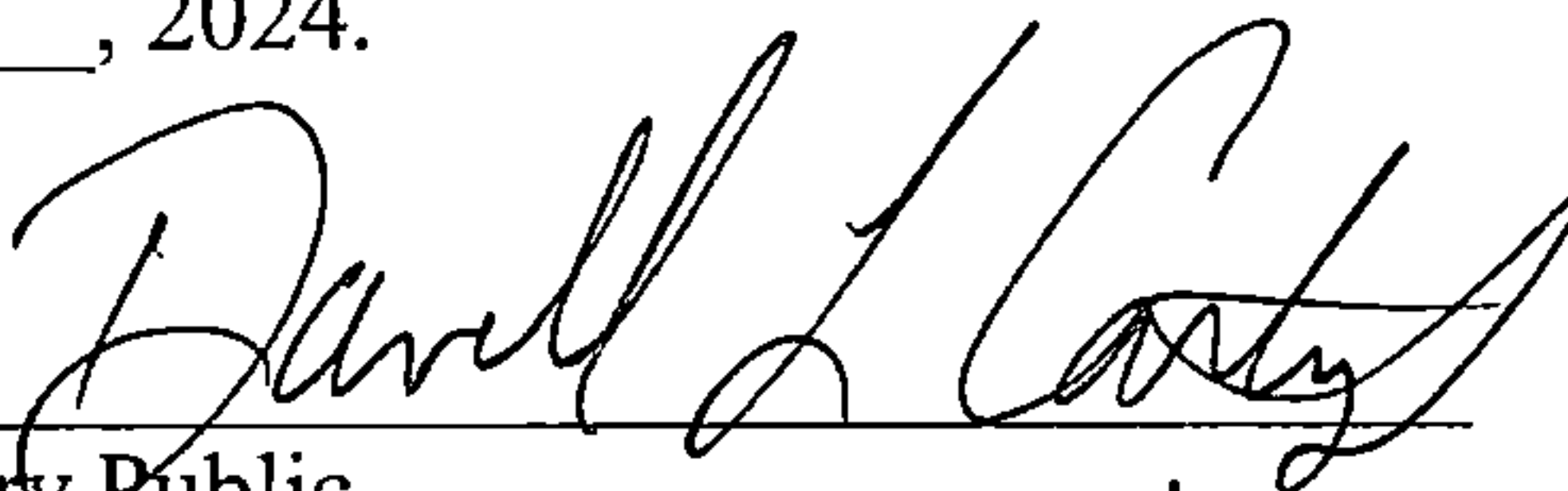
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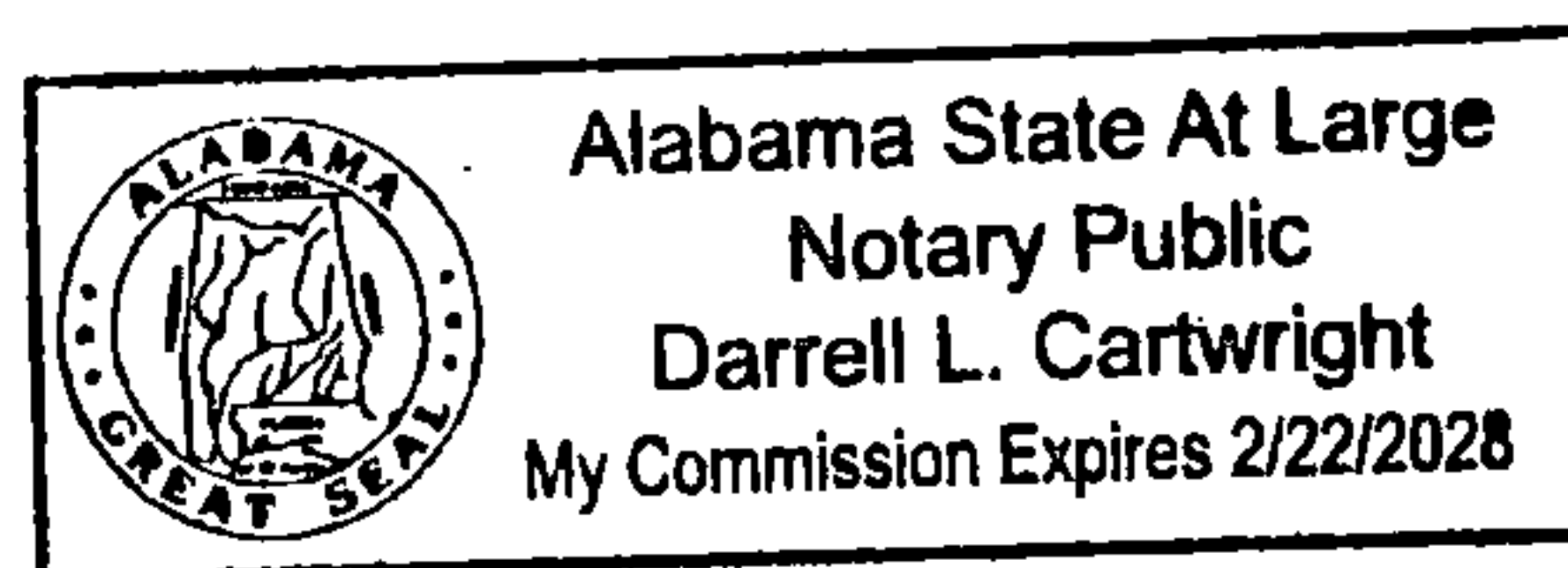
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State hereby certify that Patrick 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 on this the 6th day of June, 2024.


Notary Public
Commission expires: 2/22/2028



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Patrick Higgins
1112 Indian Crest Dr.
Indian Springs, AL
35124

Grantee's Name
Mailing Address

Higgins/Sweeney Trust
1112 Indian Crest Dr.
Indian Springs, AL
35124

Property Address

1112 Indian Crest Dr.
Indian Springs, AL
35124

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 558,730



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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

7/29/25

Print

C. Sweeney

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1