

Send Tax Notice to:
IMS Properties, LLC
600 Shoshone Drive
Montevallo, AL 35115

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-10088**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Patrik G. Higgins and Megan Higgins, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

4592 County Road 22, Montevallo, AL 35115

by **IMS Properties, LLC, (herein referred to as "Grantee"),** whose mailing address is
600 Shoshone Drive, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **340 Comanche Street, Montevallo, AL 35115,**
and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

Patrik G. Higgins is one and the same as Patrik Gregory Higgins and Megan Higgins is one and the same as Megan Elizabeth Higgins.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 1st day of October, 2025

Patrik G. Higgins by Megan Higgins
Patrik G. Higgins by Megan Higgins, as Agent
Megan Higgins
Megan Higgins

State of Alabama
County of Shelby

I, Cassy L Dailey, a Notary Public, hereby certify that **Megan Higgins**, whose name is signed as Agent for **Patrik G. Higgins** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of October, A. D. 2025

Cassy L Dailey
Notary Public

Cassy L Dailey
Printed Name

My Commission Expires: 05/02/2026



State of Alabama
County of Shelby

I, Cassy L Dailey, a Notary Public, hereby certify that **Megan 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 1st day of October, A. D. 2025

Cassy L Dailey
Notary Public

Cassy L Dailey
Printed Name

My Commission Expires: 05/02/2026

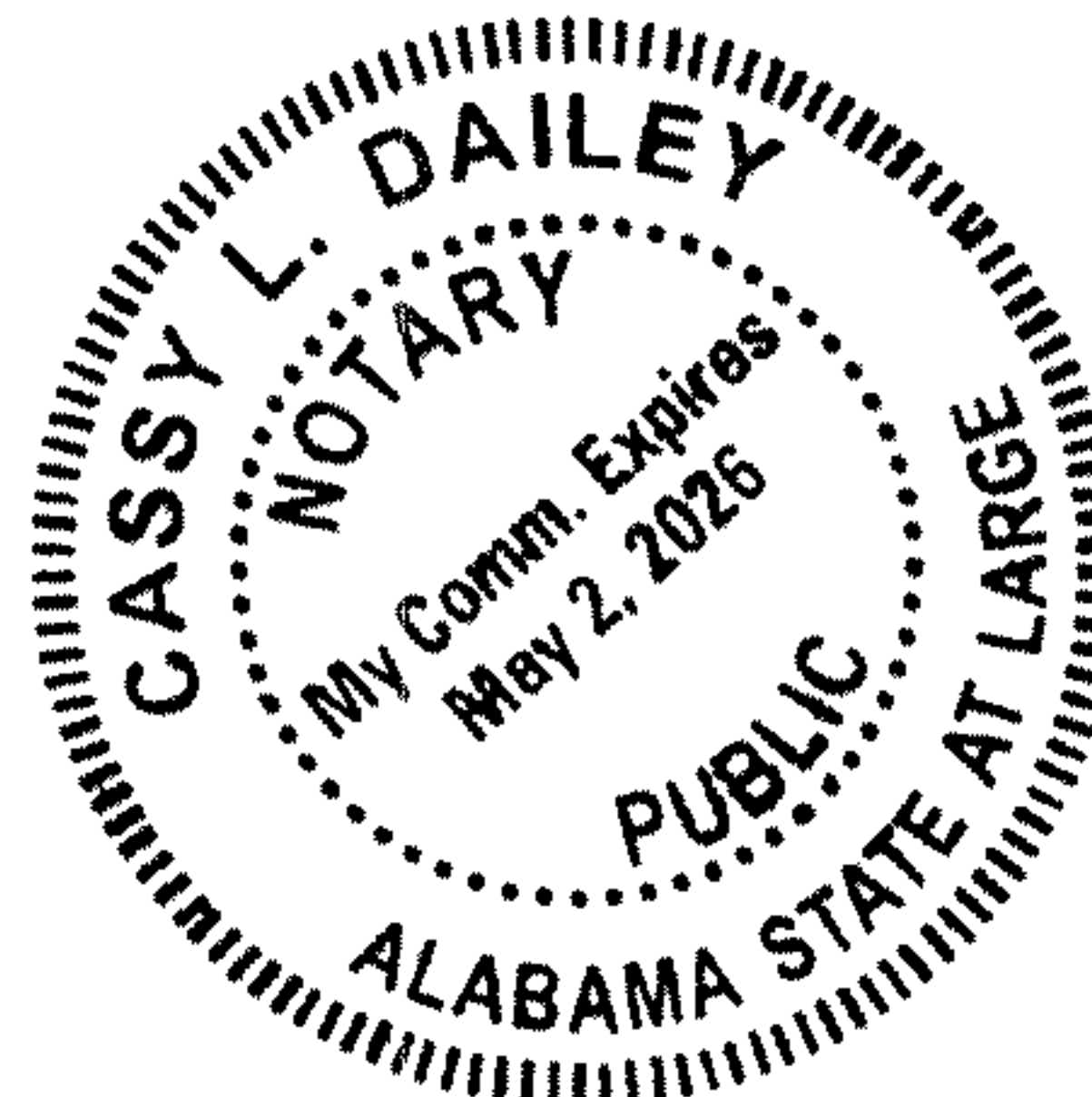


EXHIBIT A

Property 1:

Lot 71, according to the Survey of Indian Highlands 3rd Addition, as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2025 10:42:28 AM
\$220.00 JOANN
20251009000311680

Allie S. Boyd