



20251212000381240 1/3 \$305.00  
Shelby Cnty Judge of Probate, AL  
12/12/2025 11:06:37 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:  
SCOZZARO LAW, LLC  
600 Creekside Court  
P.O. BOX 548  
HELENA, AL 350  
(205) 624-3367

SEND TAX NOTICE TO:  
Annmarië Kathleen Segers  
5223 Wade Street  
Helena, Alabama 35080

**QUIT CLAIM DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of ONE-HUNDRED, EIGHT-FOUR THOUSAND AND NO/100 (\$184,000.00), pursuant to the December 08, 2025 Contract for Deed, provided to **JOHN C. HIGDON, JR.**, an unmarried man, (hereinafter called "Grantor"), does hereby **REMISE, QUITCLAIM, and CONVEY** to **ANNMARIE KATHLEEN SEGERS**, an unmarried woman; (hereinafter called the "Grantees"), his ONE-HALF (1/2) interest in the described real estate, situated in Shelby County, Alabama, to wit:

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MOR PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT THE NORTHWEST CORNER OF LOT 31 OF SHANNON GLEN SUBDIVISION, AS RECORDED IN MAP BOOK 7, PAGE 94, IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA. THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID SHANNON GLEN SUBDIVISION, A DISTANCE OF 168.0 FEET TO THE POINT OF BEGINNING; THEN CONTINUE ALONG LAST DESCRIBED COURSE, ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 519.69 FEET TO THE NORTHEAST CORNER OF LOT 36 OF SAID SHANNON GLEN SUBDIVISION; THENCE 94 DEGREES 40 MINUTES 30 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 272.03 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUM OF 154.21 FEET AND A CENTRAL ANGLE OF 38 DEGREES 04 MINUTES 52 SECONDS; THENCE 66 DEGREES 44 MINUTES 38 SECONDS LEFT TO TANGENT OF SAID CURVE; THENCE ALONG ARC OF SAID CURVE, IN A NORTHWESTERLY DIRECTION, THEN SOUTHWESTERLY DIRECTION A DISTANCE OF 102.49 FEET TO THE END OF SAID CURVE; THENCE CONTINUE IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 185.0 FEET; THENCE 02 DEGREES 35 MINUTES 32 SECONDS LEFT, IN A SOUTHWESTERLY DIRECTION, A DISTANCE OF 239.66 FEET; THENCE 67 DEGREES 41 MINUTES 28 SECONDS LEFT, IN A SOUTHERLY DIRECTION, A DISTANCE OF 118.43 FEET TO THE POINT OF BEGINNING.**

**Address: 5223 Wade Street, Helena, AL 35080**



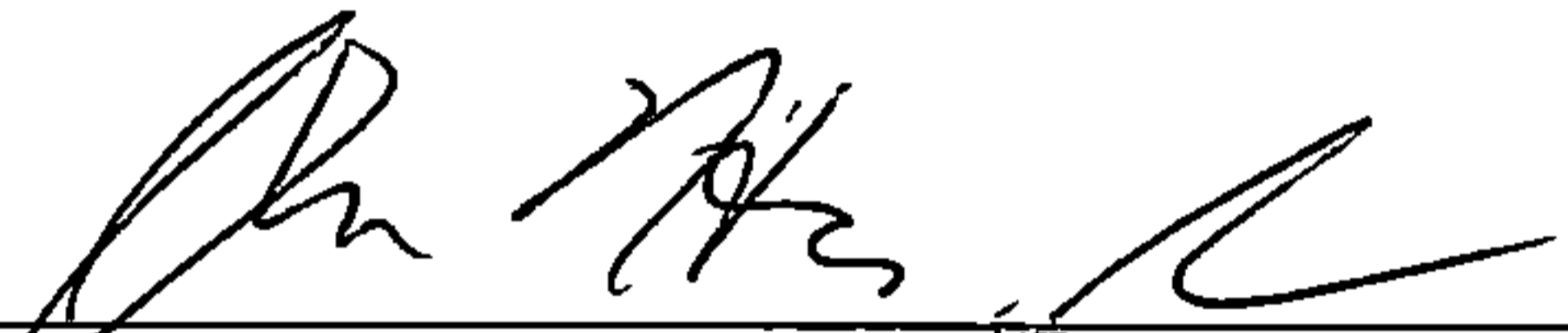
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**NOTE:** John C. Higdon, Jr.'s one-half interest vested on August 17, 2025, upon the death of life-tenant, Linda M. Higdon, Instrument #: 20220615000240330, with the other one-half interest vesting, on the same date, in Annmarie Kathleen Segers, the grantee herein.

The effect of this conveyance is that Annmarie Kathleen Segers shall own a 100% interest in the property described above.

**TO HAVE AND TO HOLD** unto said GRANTEE, in fee simple, her heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

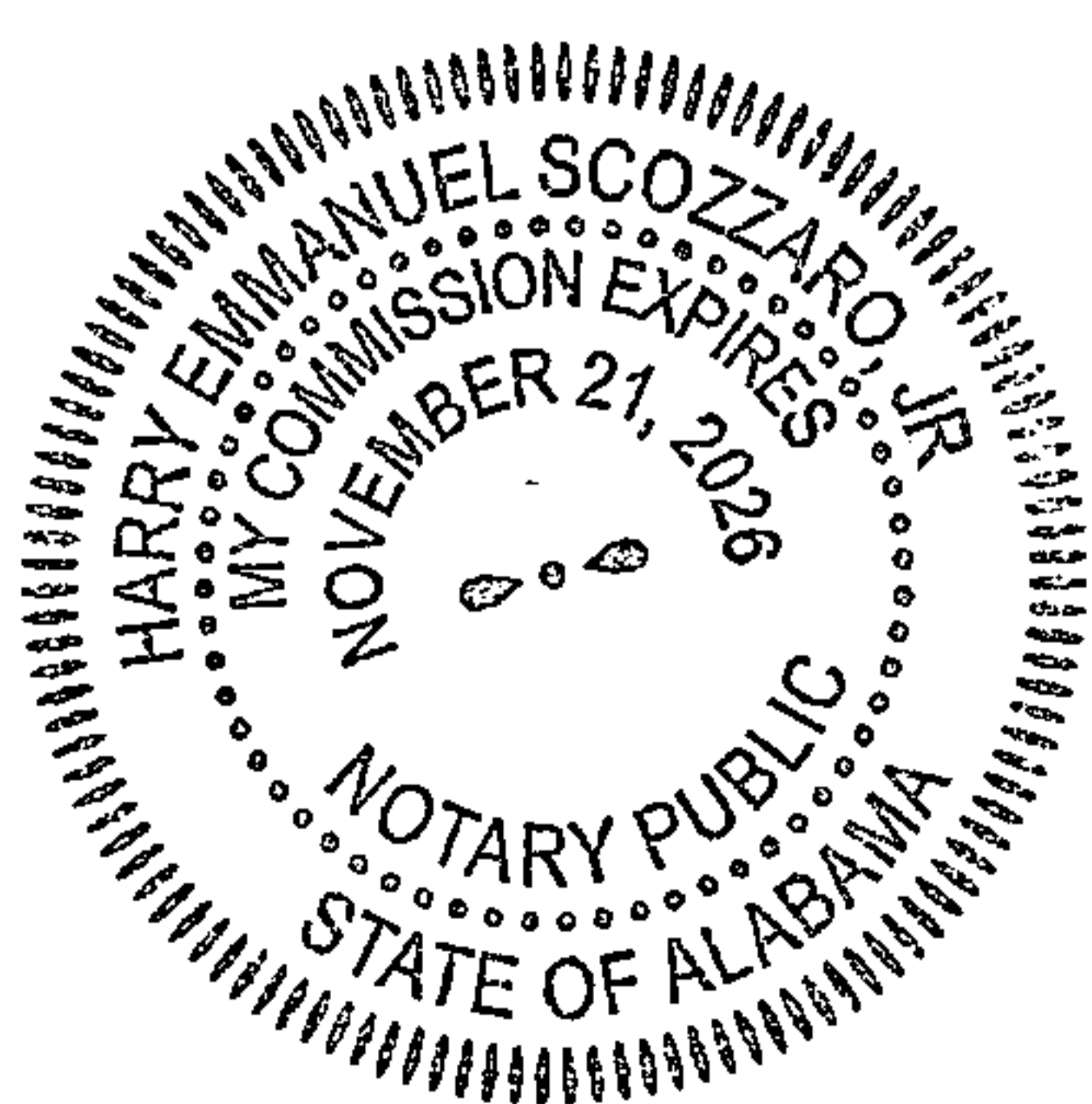
**AND** said GRANTOR does for himself, his successors and assigns, covenant with the said GRANTEE, her heirs and assigns, that he is lawfully seized in fee simple of his interest in said premises; that the same is free from all encumbrances, unless otherwise noted above; that he have a good right to convey the same as aforesaid, and that he will and his successors and assigns warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons on this the 08 day of December, 2025.

  
\_\_\_\_\_  
**JOHN C. HIGDON, JR.**  
**GRANTOR**

STATE OF ALABAMA        )  
SHELBY COUNTY         )

I, a Notary Public in and for said County, in said State, certify that, John C. Higdon, Jr., whose name is signed to the foregoing conveyance and known to me, acknowledged on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on this 08 day of December, 2025.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 11/21/26



Real Estate Sales Validation Form

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

Grantor's Name John C. Hyden, Jr
Mailing Address 5223 Wade St
Helena, AL 35080

Grantee's Name Annmarie Kathleen Sgor
Mailing Address 5223 Wade St
Helena, AL 35080

Property Address 5223 Wade Street
Helena, AL 35080

Date of Sale 12/8/25
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 276,890



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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 TAX Assessor

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
Print H Emmanuel Scurro, Jr
Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)