



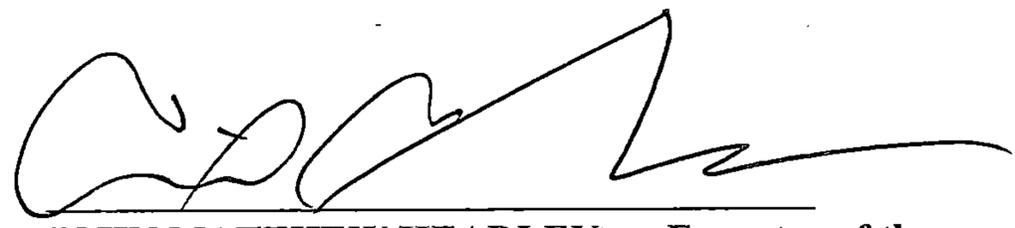
Said legal description herein was provided by the Grantor herein. This instrument was prepared without the benefit of a title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

20260206000035450 2/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/06/2026 02:55:21 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 06 Day of FEB, 2026.

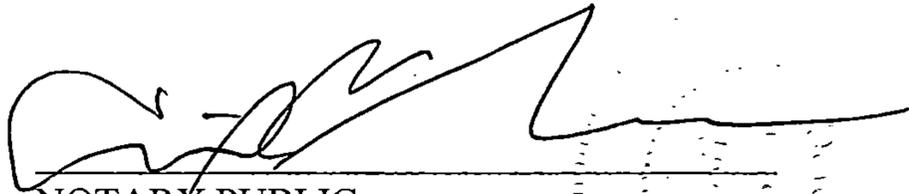


**JOHN MATTHEW HEADLEY, as Executor of the  
Estate of Beverly A. Higgins, a deceased person  
Shelby County, Alabama Probate Court  
Case No: PR-2024-001235**

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY    )

I, the undersigned, a Notary Public in and for said State, do hereby certify that *John Matthew Headley, as Executor of the Estate of Beverly A. Higgins, a deceased person*, whose name is signed to the foregoing conveyance, and who is personally known to me, and having been duly informed of the contents of said deed, acknowledged before me and my official seal of office, that she did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 06 Day of FEB., 2026.



NOTARY PUBLIC

My Commission Expires:

3/11/2028

This Instrument Prepared By:

Clint C. Thomas, P.C.  
Attorney at Law  
P.O. Box 1422  
Calera, AL 35040



20260206000035450 3/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/06/2026 02:55:21 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Estate of Beverly Higgins  
Mailing Address 1415 MEADOWOOD DR  
CLANTON, AL 35045

Grantee's Name JOHN M. HEADLEY  
Mailing Address 1415 MEADOWOOD DR  
CLANTON, AL 35045

Property Address 6560 Hwy. 47  
Shelby, AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

Assessor's Market Value \$ 275,410.



20260206000035450 4/4 \$33.00  
Shelby Cnty Judge of Probate, AL  
02/06/2026 02:55:21 PM FILED/CERT

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 Records

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 2/6/26

Unattested

(verified by)

Print John M. Headley

Sign John M. Headley

(Grantor/Grantee/Owner/Agent) circle one