

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) Suite 2010 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen Thousand and no/100 Dollars (\$14,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Homer L. Dobbs, and wife, Peggy R. Dobbs; W.D. Upton and wife, Annie L. Upton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

J. S. Higginbotham

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1976 and subsequent years.

Subject to 50-foot building set back line from Brook Run

Subject to 10-foot utility easement over East side of said lot as shown on recorded map of said subdivision.

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567, in Probate Office.

Subject to title to minerals underlying caption lands with mining rights and privileges pertaining thereto.

Subject to restrictive covenants and conditions filed for record on August 26, 1976, in Misc. Book 16, Page 561, In Probate Office.



19761202000116190 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/02/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
CLERK OF THE COURT  
INSTRUMENT MAILED  
1976 DEC -2 AM 8:58  
Deed Book 14/100  
Clerk of Probate  
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 1<sup>st</sup> day of OCTOBER, 1976.

(Seal)

Homer L. Dobbs (Seal)

(Seal)

Peggy R. Dobbs (Seal)

(Seal)

W.D. Upton (Seal)

(Seal)

Annie L. Upton (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Michael A. Newsom, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs, and wife, Peggy R. Dobbs, U.D. Upton and wife, Annie L. Upton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of October, A. D., 1976.

Notary Public