

This instrument was prepared by

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C O R R E C T E D

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND SEVEN HUNDRED & NO/100---- (\$152,700.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dorothy C. Decker Tatge and husband, Wayne G. Tatge (herein referred to as grantors), do grant, bargain, sell and convey unto Keith L. Higgins and wife, Amy O. Higgins (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 40, according to the suvey of Kentwood, 1st Addition, as recorded in Map Book 19, Page 75, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

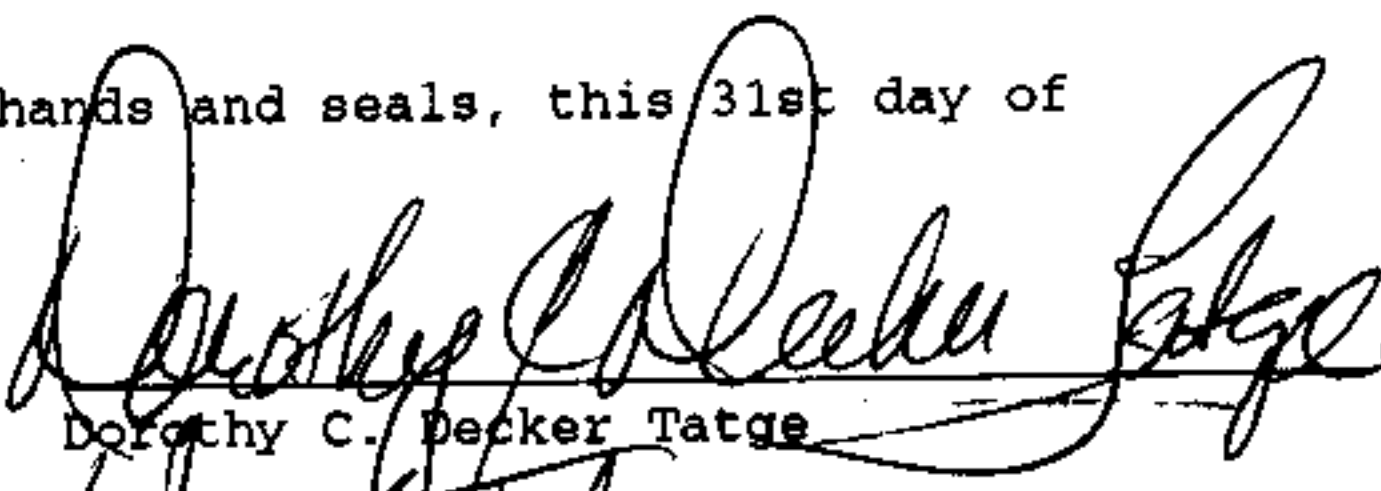
\$135,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


GRANTEES' ADDRESS: 196 Kentwood Drive Alabaster, Alabama 35007  
THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT THE MARITAL STATUS OF THE GRANTORS AND TO CORRECT THE NOTARY.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 and seals, this 31st day of March, 1995.

  
Dorothy C. Decker Tatge (SEAL)

  
Wayne G. Tatge (SEAL)

STATE OF ALABAMA


SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy C. Decker Tatge and wife, Wayne G. Tatge 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 31st day of March A.D., 1995



  
Notary Public

04/03/1995-08400  
12:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 26.00

04/18/1995-10033  
09:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

Inst # 1995-10033

Inst # 1995-08400