

SHELBY COUNTY ABSTRACT & TITLE CO., INC.P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130(Name) Andrew Brown
db Developments
(Address) P.O. Box 18791
Huntsville, Alabama 35804

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-84

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Twenty Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged
or we, Burnie Higginbotham, Sr. a married man
Burnie Higginbotham, Jr., a married man

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

Andrew Brown d/b/a DB Developments

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

Lot Number 16 of the Shelby Lime Company's Allotment of lands at Calera in said County and State, said lot having 75 feet frontage on Montgomery Avenue, formerly called the Harkins road, and a depth of 175 feet, more or less, to an alley in the rear, and known as the Frederick Endress property.

Said property is further described as Lot 10, Block 27, according to Dunstan's Map of the Town of Calera.

Situated in Shelby County, Alabama.

ALSO, the E 1/2 of vacated alley lying at rear of said Lot 10, Block 27, Dunstan's Map of the Town of Calera, Alabama.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

Subject to taxes for 1995 and subsequent years, easements, restrictions, rights of way and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

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 25th day of May, 1995.

(Seal)

Burnie Higginbotham, Sr.

(Seal)

(Seal)

Burnie Higginbotham, Jr.

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Burnie Higginbotham, Sr. and Burnie Higginbotham, Jr. 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 25th day of May, A. D., 1995

Notary Public.

Inst # 1995-13886
05/26/1995-13886
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50