

Send Tax Notice To: Howard Lee Higginbotham
208 King Arthur Place
Alabaster, Alabama 35007

STATE OF ALABAMA)
)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE HUNDRED THOUSAND AND 00/100 (\$ 100,000.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, SHERMAN HOLLAND, JR., A MARRIED MAN, herein referred to as Grantor, do grant, bargain, sell and convey unto HOWARD LEE HIGGINBOTHAM, AN UNMARRIED MAN, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 502, according the Map and Survey of Spring Gate, Phase 5, as the same is found of record in Map Book 27, Page 111, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: 1. General and special taxes or assessments for the Year 2002 and subsequent years not yet due and payable. 2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under subject property. 3. Building setback line of 20 feet reserved from King Arthur Place as shown by plat. 4. Easements as shown by recorded plat, including 10 feet on the Southeasterly and 7.5 feet on the Southwesterly side of lot. 5. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 141, Page 507 and Real 20, Page 893 in Probate Office. 6. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 285, Page 253 in Probate Office. 7. Restrictions, limitations and conditions set out in Map Book 27, Page 111. 8. Agreement for water line easement as set out in Inst. #1993-22320 in Probate Office.

\$ 70,000.00 OF THE CONSIDERATION RECITED HEREIN IS BEING PAID BY THE EXECUTION, TO THE GRANTOR HEREIN, OF A PURCHASE MONEY FIRST MORTGAGE OF EVEN DATE HERewith.

THE PROPERTY HEREIN CONVEYED IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR, HIS SPOUSE OR ANY MEMBER OF HIS FAMILY.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever,

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Inst # 2001-54498

against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of December, 2001.

Sherman Holland, Jr. (SEAL)
Sherman Holland, Jr.

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherman Holland, Jr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2001.

John Burdette Bates
Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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