


This Instrument Was Prepared By:
✓ John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124


20040825000477620 Pg 1/2 15.00
Shelby Cnty Judge of Probate, AL
08/25/2004 15:00:00 FILED/CERTIFIED

\$112,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Matthew David Higdon and Amy Knoblett Higdon, husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Emily F. Elrod and Gregory Elrod, husband and wife, (hereinafter referred, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 6 according to the Survey of Revised Meadows, Plat 2 as recorded in Map Book 20, Page 26, Shelby County, Alabama Records BEING THE SAME PROPERTY AS CONVEYED IN INSTRUMENT 1995/33982, 1996/6648 AND 1999/47087. THIS STATEMENT BEING NECESSARY DUE TO REVISED MAP BEING FILED IN MAP BOOK 20, PAGE 26.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$89,600.00 was paid from first mortgage recorded herewith.
\$22,400.00 WAS PAID FROM A 2ND MORTGAGE.

Grantee's address:

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns,

that GRANTORS are lawfully seized in fee simple of said premises,
that they are free from all encumbrances, unless otherwise noted
above, that they are entitled to the immediate possession thereof;
that GRANTORS have a good right to sell and convey the same as
aforesaid; that GRANTORS will and their heirs and assigns 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
on this the 23RD day of AUGUST, 2004.

Matthew David Higdon
Matthew David Higdon

Amy Knoblett Higdon, by Matthew Higdon, as attorney-in-fact
Amy Knoblett Higdon, by Matthew
Higdon, as attorney-in-fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county
in said state, hereby certify that Matthew David Higdon and Amy
Knoblett Higdon by Matthew David Higdon in his capacity as
attorney in fact with full authority, husband and wife, 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 the 23RD day of
August, 2004.

James Allen
Notary Public

My Commission Expires:

~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~
~~MY COMMISSION EXPIRES: MARCH 12, 2005~~