

THIS INSTRUMENT PREPARED BY:  
William R. Justice  
P O Box 587  
Columbiana, AL 35051

Grantee's Address:  
Wesley A. Higgins  
512 Sheffield Way  
Birmingham, AL 35242

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA        )  
                                  ) **KNOW ALL MEN BY THESE PRESENTS,**  
COUNTY OF SHELBY        )

That in consideration of the distribution of the estate of Bobbie Jo Higgins, deceased, in accordance with her will probated in Case No. PR-2009-000804 in the Probate Court of Shelby County, Alabama, the undersigned William Henry Higgins and Joann Bailey, co-personal representatives of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to them in said will does, grant, bargain, sell and convey unto Wesley A. Higgins (herein referred to as GRANTEE, whether one or more), the following real estate, situated in Shelby County, Alabama, described as follows:

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.**

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

**IN WITNESS WHEREOF**, GRANTOR has hereunto set GRANTOR'S hand and seal this 23<sup>rd</sup> day of March, 2010.

William Henry Higgins  
William Henry Higgins, Co-Personal Representative

Joann Bailey  
Joann Bailey, Co-Personal Representative

**STATE OF ALABAMA  
SHELBY COUNTY**


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Henry Higgins and Joann Bailey, whose name as co-personal representatives of the estate of Bobbie Jo Higgins, deceased, 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, as co-personal representatives executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2010.

Kim M. Foster  
Notary Public

My Commission Expires: 12-28-2010

Exhibit "A"  
Legal Description



20100325000087230 2/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
03/25/2010 03:37:04 PM FILED/CERT

Begin at the SE corner of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  , Section 30, Township 21 South, Range 1 East, and run N 88° 19' 57" W a distance of 36.51 feet to the right-of-way line of Shelby County Highway No. 28; thence run N 47° 8' 39" W along said right-of-way line a distance of 728.93 feet; thence run N 77° 54' 49" E a distance of 438.39 feet; thence run S 30° 17' 34" E a distance of 284.93 feet; thence run S 0° 15' 27" W a distance of 342.62 feet to the point of beginning. Containing 3.82 acres, more or less.