

This instrument was prepared by

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WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

19770112000003480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1977 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

220

That in consideration of Thirty Five Thousand and no/100 ----(\$35,000.00) ----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

J. S. Higginbotham and wife, Gloria Frances Higginbotham and Sara E. Higginbotham Cohen and husband, Lester B. Cohen

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

Sara E. Higginbotham Cohen

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

A parcel of land located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the SW Corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West; thence in a northerly direction along the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 523.48 feet; thence 123 degrees 58 minutes right, in a southeasterly direction, a distance of 107.92 feet; thence 95 degrees 42 minutes 30 seconds left, in a northeasterly direction a distance of 350.87 feet; thence 90 degrees right, in a southeasterly direction, a distance of 60.0 feet to the point of beginning; thence continue along last descibed course, a distance of 100.0 feet; thence 90 degrees left, in a northeasterly direction, a distance of 327.06 feet; thence 94 degrees 55 minutes 30 seconds left, in a northwesterly direction a distance of 100.37 feet; thence 85 degrees 04 minutes 30 seconds left, in a southwesterly direction, a distance of 318.44 feet to the Point of beginning, containing 0.741 acres. EXCEPT easements to Alabama Power in Vol. 101, page 519, and Vol 101, page 511, Easements to American Telephone and Telegraph Company, in Vol. 168, page 444, Easements for postal telegraph cable in Vol.80, page 40.

Grantee is to assume that certain mortgage to Birmingham Federal Savings and Loan Association.

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

And ~~X~~ (we) do for ~~xxxx~~ (ourselves) and for ~~xxx~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~xxxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~xx~~ (we) will and ~~xxx~~ (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 6th day of January, 1977.

J. S. Higginbotham (Seal)
Gloria Frances Higginbotham (Seal)

Sara E. Higginbotham Cohen (Seal)
Lester B. Cohen (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. S. Higginbotham, Gloria Frances Higginbotham, Sara E. Higginbotham Cohen and Lester B. Cohen 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 corveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, 1977.

James A. Holliman
Notary Public