

SEND TAX NOTICE TO:

(Name) Michael R. Higginbotham
 Route 2, Box 22
 (Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Mike T. Archison, Attorney at Law
 Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Thirty-Four Thousand, Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 James W. Adams and wife, LaRue B. Adams

(herein referred to as grantors) do grant, bargain, sell and convey unto
 Michael R. Higginbotham and Pamela C. Higginbotham

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Lot 15, according to the Survey of Caleriana Farms, as recorded in Map Book
 3, Page 12, in the Probate Office of Shelby County, Alabama.
 Situated in Shelby County, Alabama.

SUBJECT TO: Taxes for 1988 and subsequent years, and all recorded easements and
 rights of way of record.

\$29,500.00 of the above consideration was paid from a purchase money wraparound
 mortgage recorded simultaneously herewith.

1. Deed Tax \$ 5.00
 2. Mtg. Tax 0.00
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 8.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and
 if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 1st

day of July, 19 88.

WITNESS:

STATE OF ALA. SHELBY }
 I CERTIFY THIS
 INSTRUMENT WAS FILED (Seal)

88 JUL -1 PM 1:00 (Seal)

Thomas G. Snowden, Jr. (Seal)
 JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
 hereby certify that James W. Adams and wife, LaRue B. Adams
 whose name s 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 1st day of July, A. D., 19 88

Mike T. Archison
 Notary Public.

BOOK 192 PAGE 344

OTA Mike