

1726

MA' 1 + 0
Send Tax Notice To:
TAMMY GAIL BIGHAM POE

10,000.00

THIS INSTRUMENT PREPARED BY:

NAME CALVIN M. HOWARD, Attorney-at-Law

ADDRESS PO Box 2005, Birmingham, Alabama 35201

61 Smith Road

Chelsea, Alabama 35043

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

MININGHAM, ALA.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Frank Bigham and wife, Ann Sue Bigham

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
our daughter, Tammy Gail Bigham Poe

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

Commence at the northwest corner of the NE 1/4 of NE 1/4 of Section
1, Township 20, Range 2 West and run south along the west line of
said forty acres 700 feet to the point of beginning of the 1st
herein conveyed; thence east and parallel with the north line of
said forty acres 210 feet; thence south and parallel with the west
line of said forty acres 210 feet; thence west and parallel with
the north line of said forty acres 210 feet to the west line of
same; thence north along the west line of said forty acres 210 feet
to the point of beginning.

Subject to all easements and restrictions of record.

Subject to an existing first mortgage held by Ronald H. Falkner and Deborah Smith Falkner as
recorded in Mortgage Book 388, Page 458, in the office of the Judge of Probate of Shelby
County, Alabama

Subject to an existing second mortgage held by Harold E. Bigham and wife, Kathy E. Bigham as
recorded in Mortgage Book 233, Page 341, in the office of the Judge of Probate of Shelby
County, Alabama

1. Deed Tax \$ 10.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 14.50

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

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 hands(s) and seal(s), this
day of June, 1989.

Melissa Hanko
Barclay Hanko

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED
89 JUN 27 AM 8:26
(Seal)
JUDGE OF PROBATE

Frank Bigham (Seal)
Frank Bigham (Seal)
Ann Sue Bigham (Seal)
Ann Sue Bigham

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Calvin M. Howard, a Notary Public in and for said County, in said State,
hereby certify that Frank Bigham and wife, Ann Sue Bigham
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 24th day of June, 1989.

Calvin M. Howard
Notary Public.