

THIS INSTRUMENT PREPARED BY:  
JAMES R. MONCUS, JR.  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

2249  
James L. Higginbotham  
1522 Timber Drive  
Helena, AL 35080

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of  
Ninety Three Thousand Five Hundred and No/100 (\$93,500.00) Dollars  
to the undersigned Grantor

**FOUR STAR HOMES, INC.**

a corporation (herein referred to as Grantor), in hand paid by the  
Grantees herein, the receipt of which is hereby acknowledged, the  
said Grantor does by these presents, grant, bargain, sell and  
convey unto

**JAMES L. HIGGINBOTHAM AND BARBARA HIGGINBOTHAM**

(herein referred to as Grantees) for and during their joint lives  
and upon the death of either of them, then to the survivor of them  
in fee simple, together with every contingent remainder and right  
of reversion, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 40, according to Survey of Timber Park, Phase III, as recorded in  
Map Book 15, page 11 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama.

Subject to all easements, restrictions and  
rights-of-way of record.

\$94,820.00 of the above recited purchase price  
was paid from a mortgage loan closed  
simultaneously herewith.

By Grantees acceptance of this deed, Grantees hereby  
covenant and agree for themselves and their successors, assigns,  
licensees, lessees, employees and agents that Grantor shall not be  
liable for, and no action shall be asserted against Grantor for  
loss or damage on account of injuries to the property or to any  
buildings, improvements or structures now or hereafter located upon  
the property or on account of injuries to any owner, occupant, or  
other person in or upon the property, which are caused by, or arise  
as a result of, past or future soil and/or subsurface conditions,  
known or unknown, (including, without limitations, sinkholes,  
underground mines, and limestone formations) under or on the  
property or any other property now or hereafter owned by Grantor,  
whether contiguous or non-contiguous to the property. For purpose  
of this paragraph the terms Grantor shall mean and refer to (i) the  
partners, agents, and employees of Grantor; (ii) the officers,  
directors, employees and agents of Grantor, and partners thereof;  
(iii) any successors or assigns of Grantor; and (iv) any successors  
and assigns of Grantors interest in the property. This covenant  
and agreement shall run with the land conveyed hereby as against  
Grantees, and all persons, firms, trusts, partnerships, and limited  
partnerships, corporations, or other entities holding under or  
through the Grantees.

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BOOK  
SIGNATURE OF GRANTEE

Barbara Higginbotham  
SIGNATURE OF GRANTEE

TO HAVE AND TO HOLD, To the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 28 day of May, 1991.

FOUR STAR HOMES, INC.

By: *Susan E. Bennett*  
its President

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan E. Bennett, whose name as President of Four Star Homes, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28 day of May, 1991.

*[Signature]*  
NOTARY PUBLIC

STATE OF ALA. SHELTON  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUN -3 PM 2:09

*[Signature]*  
JUDGE OF PROBATE

1. Deed Tax	<u>20.00</u>
2. Altg. Tax	<u>0.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
5. Notary Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>29.00</u>

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