

SEND TAX NOTICE TO:

(Name) Bonnie Schrader
616 Higgins Road
(Address) Shelby, Alabama 35143

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-46

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Oscar Higgins, a married man; Jean Etress, a widow; Charles Higgins, a married man;
John Higgins, a married man; and Jewel Cates, a widow

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

Bonnie Schrader

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

A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 24, Range 15 East, more
particularly described as follows: Commence at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$
Section and run in a Southerly direction along the Western boundary of said
 $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 208 feet to the point of beginning; thence continue
in a Southerly direction along the Western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a
distance of 280 feet; thence turn an angle to the left and run in an Easterly
direction parallel with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 416
feet to a point; thence turn an angle to the left and run in a Northerly direction
parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 280 feet; thence
turn an angle to the left and run in a Westerly direction parallel with the North
line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 416 feet to point of beginning.

It is the intent of the grantors to convey to grantee herein all of their right,
title, and interest in the hereinabove described property, which constitutes the
home place and approximately two acres of land of the deceased parents of the
grantors and grantee, Arter Higgins and Edna Higgins, whether correctly described
herein or not.

The above described property constitutes no part of the homestead of the grantors
or the spouse of grantors.

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 _____, 19__91.

Oscar Higgins

Charles Higgins

Charles Higgins (Seal)

Jean Etress

John Higgins

Jewel Cates

STATE OF ~~ALABAMA~~ ILLINOIS

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Oscar Higgins, a married man
whose name 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this _____ day of _____ A. D., 19__91

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean Etress, a widow whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 1991.

Nancy D. Blankenship
Notary Public

My Commission Expires December 17, 1991

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Higgins, a married man whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of September, 1991.

Carol Fournier
Notary Public

My Commission Expires April 12, 1993

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Higgins, a married man whose name 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 1991.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP 23 AM 10:21

Nancy D. Blankenship
Notary Public

My Commission Expires December 17, 1991

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jewel Cates, a widow whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of Sept, 1991.

Carol Fournier
Notary Public

My Commission Expires April 12, 1993

1. Doc. Tax	50
2. Mtg. Tax	
3. Recording Fee	15.00
4. Indexing Fee	5.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	71.00