

2092  
This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Roger D. Higginbotham  
(Address) 118 Big Oak Drive  
Alabaster, Alabama 35007

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

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

That in consideration of ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100ths

to the undersigned grantor, J. Elliott Corporation 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

Roger D. Higginbotham and wife, Maria 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.

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 16, Township 21 South, Range 3 West, described as follows: Commence at the Northwest corner of the SW 1/4 of the NE 1/4 of Section 16 and go North 89 degrees 34 minutes 18 seconds East along the North Boundary of said 1/4-1/4 section 415.50 feet to the point of beginning; thence continue North 89 deg. 34 min. 18 seconds East for 213.00 feet; thence South 2 degrees 59 minutes 32 seconds East for 612.40 feet to the North boundary of Big Oak Drive; thence South 86 degrees 10 minutes 55 seconds West along said boundary 210.70 feet; thence North 3 degrees 14 minutes 35 seconds West for 624.93 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$125,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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1. Deed Tax	\$ 20.00
2. Mig. Tax	_____
3. Recording Fee	\$ 4.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	_____
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 26.50</b>

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 it President, James W. Elliott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of March 19 92

ATTEST:

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

By J. Elliott Corporation  
James W. Elliott President

STATE OF ALABAMA  
COUNTY OF Shelby } 92 MAR 23 AM 10:27

I, the undersigned Judge of Probate a Notary Public is and for said County in said State, hereby certify that James W. Elliott whose name as President of J. Elliott Corporation 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, he, 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 is 12th day of March 19 92  
RICHARD D. MINK  
MY COMMISSION EXPIRES 10/27/97