

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Lennis Caudill

(Address) 465 4-H Road
Columbiana, Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822

(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 Two Hundred Ninety-Nine Thousand and no/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,
Walter R. Higgins, Sr. and wife, Julie D. Higgins

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

Lennis Caudill

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

Lot 24, according to Map of Shelby Shores, Inc. - The 1969 Sector, as shown by map
recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 46.
Situated in Shelby County, Alabama.

SUBJECT TO TAXES FOR 1995 AND SUBSEQUENT YEARS, EASEMENTS, RESTRICTIONS, RIGHTS
OF WAY, AND PERMITS OF RECORD.

Inst # 1995-23344

08/24/1995-23344
11:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 307.50

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, I have hereunto set my hands(s) and seal(s), this 21st
day of August, 1995

(Seal)

Walter R. Higgins, Sr.
Walter R. Higgins, Sr.

(Seal)

(Seal)

Julie D. Higgins
Julie D. Higgins

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Walter R. Higgins, Sr. and wife, Julie D. Higgins
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 21st day of August, A. D., 1995.

Mike T. Atchison
Notary Public.

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