

This instrument was prepared by
 Mitchell A. Spears
 ATTORNEY AT LAW
 804 Main Street
 P.O. Box 119
 Montevallo AL 35115

1-205-665-5076

Send Tax Notice To: RAYMOND HAGGINS, JR. and
 (Name) EUNICE HAGGINS
 (Address) P.O. Box 462
 Montevallo AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWELVE THOUSAND and 00/100--(\$12,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Raymond Haggins, Jr. and wife, Eunice Haggins; Iola Haggins, an unmarried woman; Dianne Haggins, an unmarried woman; Shelia Haggins, an unmarried woman; Sonya K. Haggins, an unmarried woman; Sherry E. Haggins, an unmarried woman; Ivan B. Haggins, an unmarried man; Chester Seaborn, an unmarried man; Angelita Seaborn, an unmarried woman and Chester V. Seaborn, an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto

Raymond Haggins, Jr. and wife, Eunice Haggins

(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, the following described real estate situated in SHELBY County, Alabama to wit:

Lots 4 and 5 in Block 3 in Lee's Addition to Montevallo, as recorded in Plat Book 6, Page 14, in the Office of the Probate Judge of Shelby County, Alabama.

Lots 6 in Block M, according to Map entitled "South Montevallo" as recorded in Map Book 3, Page 41, in the Office of the Probate Judge, Shelby County, Alabama.

Refer to Heirship Affidavit attached hereto as Exhibit "A" and fully incorporated herewith by reference.

ANGELITA SEABORN IS ONE AND THE SAME PERSON AS ANGELITA L. SEABORN.

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 for such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 6th day of November, 1995.

WITNESS

Raymond Haggins, Jr. (Seal)
 Raymond Haggins, Jr.

Eunice Haggins (Seal)
 Eunice Haggins

Iola Haggins (Seal)
 Iola Haggins

Dianne Haggins (Seal)
 Dianne Haggins

Shelia Haggins (Seal)
 Shelia Haggins

Sonya K. Haggins (Seal)
 Sonya K. Haggins

Sherry E. Haggins (Seal)
 Sherry E. Haggins

Ivan B. Haggins (Seal)
 Ivan B. Haggins

Chester Seaborn (Seal)
 Chester Seaborn

Angelita Seaborn (Seal)
 Angelita Seaborn

Chester V. Seaborn (Seal)
 Chester V. Seaborn

11/20/1995-33296
 09:42 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 007 HCB 44.50

Inst # 1995-33296

STATE OF ALABAMA)
COUNTY OF SHELBY) General Acknowledgment

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that Raymond Haggins, Jr. and wife, Eunice Haggins

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 31st day of October A.D., 1995.

5-17-99
My Commission Expires

[Signature]
Notary Public

STATE OF OHIO)
COUNTY OF Cuyahoga)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that IOLA HAGGINS, 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 3 day of October, 1995.

[Signature]
Notary Public
My Commission Expires: 10-10-96
NANCY DIRENZO

Notary Public, State of Ohio, Lake Cty.
My Commission Expires Oct. 10, 1996

STATE OF OHIO)
COUNTY OF Franklin)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that DIANNE HAGGINS, 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 20th day of OCTOBER, 1995.

STATE OF MARYLAND)
COUNTY OF Howard)

[Signature]
Notary Public
My Commission Expires: 7-14-97

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that IVAN B. HAGGINS, 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 13 day of Oct, 1995.

[Signature]
Notary Public
My Commission Expires: 4/27/1998



My Comm. Expires April 27, 1998

SUSAN C. MCKINLEY
Notary Public, State of Ohio
My Commission Expires May 14, 1997



STATE OF VIRGINIA)
COUNTY OF Howard)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHEILA HAGGINS**, 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 13 day of Oct, 1995.

Arjun Malhotra
Notary Public

My Commission Expires: 4/27/1998



My Comm. Expires April 27, 1998

STATE OF OHIO)
COUNTY OF Cuyahoga)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SONYA K. HAGGINS**, 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 2nd day of October, 1995.

Daniel T. Jarold
Notary Public

My Commission Expires: DANIEL T. JAROLD

NOTARY PUBLIC-STATE OF OHIO
MY COMMISSION EXPIRES JULY 25, 1997
RECORDED IN LAKE COUNTY

STATE OF OHIO)
COUNTY OF Hamilton)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SHERRY E. HAGGINS**, 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 23 day of October, 1995.

Charles R. McElroy, Jr.
Notary Public

My Commission Expires CHARLES R. McELROY, JR.

Notary Public, State of Ohio
My Commission Expires July 27, 1998

STATE OF ALABAMA)
COUNTY OF Shelby)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ANGELITA SEABORN** 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 5th day of November, 1995.

Lisa Loretta Peoples
Notary Public

My Commission Expires February 25, 1996

STATE OF ALABAMA _____)
COUNTY OF Montgomery _____)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHESTER SEABORN, 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 6th day of November, 1995.

John L. Baker
Notary Public

My Commission Expires: 9-14-96

STATE OF ALABAMA _____)
COUNTY OF Montgomery _____)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHESTER V. SEABORN, 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 6th day of November, 1995.

John L. Baker
Notary Public

My Commission Expires: 9-14-96

INSTRUMENT PREPARED BY:
MITCHELL A. SPEARS
ATTORNEY AT LAW
P.O. BOX 119
MONTEVALLO AL 35115
1-205-665-5076

STATE OF ALABAMA)
COUNTY OF SHELBY)

HEIRSHIP AFFIDAVIT
(EXHIBIT "A")

Come now Raymond Haggins, Jr., Eunice Haggins, and George Craig (a disinterested party) as Affiants herein, and after first after been duly sworn, said Affiants do hereby depose and say as follows:

1. That the Affiants have personal knowledge of the facts stated herein, and are competent to make this Affidavit; each Affiant herein is over the age of sixty (60) years.

2. On or about October 10, 1953, George Oliver and Lee grain Oliver obtained title to certain real estate located in Shelby County, Alabama, pursuant to Deed recorded at Book 169, Page 42, in the Office of the Probate Judge, Shelby County, Alabama. Said property being described as follows:

Lots 4 and 5 in Block 3 in Lee's Addition to Montevallo, as recorded in Plat Book 6, Page 14, in the Office of the Probate Judge of Shelby County, Alabama.

3. On or about March 22, 1971, Lee grain Lee, who was formally known as Lee grain Oliver, and is one and the same person as Lee grain Oliver, obtained title to certain property located in Shelby County, Alabama, pursuant to Deed recorded at Book 56, Page 774, in the Office of the Probate Judge, Shelby County, Alabama, said property is specifically described as follows:

Lots 6 in Block M, according to Map entitled "South Montevallo" as recorded in Map Book 3, Page 41, in the office of the Probate Judge, Shelby County, Alabama.

4. Affiants hereby acknowledge and confirm that Lee grain Lee had previously been known as Lee grain Oliver, and that one of the Grantors upon the latter Deed, mentioned above, Gloria Oliver Seaborn, is one and the same person who was previously known as Gloria Oliver.

5. Lee grain Oliver had two (2) children prior to her marriage to George Oliver, to-wit, Raymond Haggins, Jr. and Willie L. Haggins. Subsequent to Lee grain Oliver having married George Oliver, they had one child together, to-wit, Gloria Oliver, subsequently known as Gloria Oliver Seaborn.

6. George Oliver died intestate while residing in Shelby County, Alabama, on or about December 11, 1962, leaving only Lee grain Oliver and Gloria Oliver to survive as his heirs at law.

7. Lee grain Lee, formerly known as Lee grain Oliver, died intestate, while residing in Shelby County, Alabama on or about May 5, 1986, leaving only Raymond Haggins, Jr., Willie L. Haggins and Gloria Oliver Seaborn to survive her as her next of kin and lawful heirs.

8. Raymond Haggins, Jr. is presently living, over the age of nineteen (19) years, and of sound mind, and his present mailing address is P.O. Box 462, Montevallo, Alabama 35115.

9. Willie L. Haggins died intestate on or about December 11, 1990, leaving Iola Haggins as his surviving wife, and five (5) surviving children, all of whom are over the age of nineteen (19) years, and of sound mind, with the exception being that Sherry E. Haggins does not reach her nineteenth birth date until October 15, 1995 (the age of majority within the State of Ohio, wherein Sherry E. Haggins is a bona fide resident citizen, is eighteen (18) years). The complete names and addresses of the surviving heirs and next of kin of Willie L. Haggins are designated as follows:

Iola Haggins (Wife)
6118 Mayfield Road
Windsor, OH 44099

Dianne Haggins (Daughter)
230 Rathbone Ave.
Columbus, OH 43214

Ivan B. Haggins (Son)
12333 Needlepine Terrace
Silver Spring, MD 20904

Sheila Haggins (Daughter)
3011 Autumn Court
Herndon, VA 22071

Sonya K. Haggins (Daughter)
6118 Mayfield Road
Windsor, OH 44099

Sherry E. Haggins (Daughter)
6118 Mayfield Road
Windsor, OH 44099

Other than the persons designated above, Willie L. Haggins left no other heirs at law.

10. Gloria Oliver Seaborn died intestate on or about July 21, 1993, leaving only to survive her husband, Chester Seaborn, and her two (2) children, as her heirs at law and next of kin, all of whom are over the age of nineteen (19) years and of sound mind, with names and addresses of same being designated as follows:

Chester Seaborn (Husband)
2019 Kingsbury Drive
Montgomery, AL 36106

Angelita Seaborn (Daughter)
2019 Kingsbury Drive
Montgomery, AL 36106

Chester V. Seaborn (Son)
2019 Kingsbury Drive
Montgomery, AL 36106

Other than those mentioned above, there are no heirs at law or survivors of Gloria Oliver Seaborn.

11. There are no debts or charges pending against the estates of any of the above designated decedents.

12. Raymond Haggins, Jr. and wife, Eunice Haggins have been in actual or constructive possession of the above described real estate for a period of at least three (3) consecutive years next immediately proceeding the execution of this affidavit, and they have paid taxes upon such property for and during such period. The affiants are not aware of any other person or entity which claims any right, title or interest in or to the above described real estate.

GEORGE CRAIG IS ONE AND THE SAME PERSON AS GEORGE D. CRAIG.

Dated this 6th day of September, 1995. P.H.
E.H.

Raymond Haggins Jr
Raymond Haggins, Jr.

Eunice Haggins
Eunice Haggins

George Craig
George Craig

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a notary public in and for said county, in said State, hereby certify that RAYMOND HAGGINS, JR., EUNICE HAGGINS and GEORGE CRAIG 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 Heirship Affidavit they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, 1995. P.H.
E.H.

Lolita L. Banks
Notary Public
My Commission Expires: 5-17-99

Inst # 1995-33296

11/20/1995-33296
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
007 HCB 44.50