

Prepared By: Kenneth W. Battles, Sr.
Attorney at Law
P. O. Box 352
Pinson, Alabama 35126

Send Tax Notice To:
Matthew D. Higdon, Angela H.
McPherson, and Christy H. Winters

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

THIS DEED, made and entered into this the 3rd day of December, 1999, by and between David Higdon, a married man, herein called "GRANTOR", (whether one or more), and Matthew D. Higdon, Angela H. McPherson, and Christy H. Winters, herein called "GRANTEES";

WITNESSETH:

500.00
THAT FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$ 10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, David Higdon, as Grantor, has this day bargained and sold and by these presents does hereby grant, transfer and convey unto said Grantees, a certain tract or parcel of land situated in SHELBY County, Alabama, and being more particularly described as follows:

See attached Exhibit A for the Legal Description incorporated herein.

This is not the homestead of the Grantor or his spouse, if any.

SUBJECT TO TAXES FOR 2000 AND SUBSEQUENT YEARS.
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS,
RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY

TO HAVE AND TO HOLD unto the said Grantees, his, her, or their heirs and assigns forever.

Grantors do for myself (ourselves) and for my (our) Heirs Executors and Administrators covenant with Grantees, their heirs and assigns, that they are lawfully seized in fee simple and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend that title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property.


3rd IN WITNESS WHEREOF, the said David Higdon, as Grantor, has hereto set his signature and seal this the day of December, 1999.


David Higdon, Grantor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public, hereby certify that David Higdon, Grantor, 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 foregoing conveyance, he executed the same voluntarily

Given under my hand and seal this the 3rd day of December, 1999.


Notary Public

My Commission Expires: 6-25-2001

Inst. # 2000-04618

02/14/2000-04618
12:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 11.50

David Higdon-Grantor

Matthew D. Higdon, Angela H. McPherson and Christy H. Winters-Grantees

Page 2

EXHIBIT A

A part of the South 1/2 of the Northwest 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows:

To find the point of beginning start at the Southwest corner of the Northwest 1/4; thence run in a North 0 degrees East along the West boundary of said Section 35, for a distance of 349.40 feet to a point; thence run North 32 degrees 55 minutes East 174.02 feet to the point of beginning; thence run South 9 degrees 12 minutes West 176.82 feet; thence run South 17 degrees 07 minutes East 193.38 feet; thence run North 63 degrees 13 minutes East 64.85 feet to the point of beginning of a curve to the right having a radius of 285.75 feet; thence run North 75 degrees 16 minutes East 119.31 feet, along the chord to the end of said curve and the point of beginning of a curve to the left having a radius of 171.46 feet; thence run North 72 degrees 38 minutes 30 seconds East 86.87 feet, along the chord; thence run North 46 degrees 07 minutes 28 seconds West 395.15 feet to the point of beginning.

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