

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Karen B. Johns, Esq.
Spain & Gillon, L.L.C.
2117 Second Avenue, North
Birmingham, Alabama 35203

Leigh Ann Higdon
5430 Saddle Creek Lane
Birmingham, Alabama 35242

WARRANTY DEED

Inst # 2001-28549

STATE OF ALABAMA)
SHELBY COUNTY)

**07/10/2001-28549
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 467.00**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **ROY W. GILBERT, III and SHARON R. GILBERT**, husband and wife (herein collectively referred to as Grantor), do grant, bargain, sell and convey an undivided 350/650 interest unto **ROY W. GILBERT, JR.** and an undivided 300/650 interest unto **LEIGH ANN HIGDON** (herein collectively referred to as Grantee), in the real estate described on Exhibit "A" attached hereto and incorporated herein by this reference, and which is situated in Shelby County, Alabama.

Subject to 2001 ad valorem taxes not yet due and payable.

Subject to all easements, covenants, restrictions, rights-of-way and encumbrances of record.


[\$200,000.00 of the purchase price recited above was paid from a purchase money mortgage executed simultaneously herewith.]


TO HAVE AND TO HOLD, to the said Grantee, their heirs, personal representatives, successors and assigns, forever.

And Grantor does for themselves and for their heirs, personal representatives, successors and assigns, covenant with the said Grantee, their heirs, personal representatives, successors and assigns,

that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that they will and their heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantee, their heirs, personal representatives, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this the 29 day of June, 2001.



Roy W. Gilbert, III


Sharon R. Gilbert

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ROY W. GILBERT, III and SHARON R. GILBERT, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of June, 2001.

[SEAL]



NOTARY PUBLIC
MY COMMISSION EXPIRES 2/14/2002

EXHIBIT "A"

A parcel of land situated in the SE ¼ of SE ¼ of Section 21 and NE ¼ of NE ¼ of Section 28, all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3 inch capped iron locally accepted to be the Southeast corner of said Section 21; thence run in a Northerly direction along the East line of said Section 21 for a distance of 97.91 feet to an iron pin set, said iron being 0.42 feet Southeast of a crimped iron found; thence turn an angle to the left of 79°17'07" and run in a Northwesterly direction for a distance of 104.02 feet to a crimped iron found; thence turn an angle to the right of 38°08'11" and run in a Northwesterly direction for a distance of 121.41 feet to an iron pin set; thence turn an angle to the left of 107°29'36" and run in a Southwesterly direction for a distance of 426.15 feet to an iron pin set; thence turn an angle to the left of 66°13'45" and run in a Southeasterly direction for a distance of 234.73 feet to an iron pin set; thence turn an angle to the left of 82°29'34" and run in a Northeasterly direction for a distance of 306.33 feet to an iron pin set on the East line of said Section 28; thence turn an angle left of 63°18'00" and run in a Northerly direction along the East line of said Section 28 for a distance of 207.02 feet to the point of beginning; being situated in Shelby County, Alabama.

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