

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Ronnie L. Higgins

(Address) P.O. Box 2

Shelby Co. 35143

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Joel D. Battles, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronnie L. Higgins and Denise D. Higgins

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 18, in Coosa River Estates, situated in the SW 1/4 of the SE 1/4 of Section 12, Township 24, Range 15 East, map of said Coosa River Estates being recorded in Map Book 4, Page 67, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$20,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Lot 11, Block 2, according to the Survey of Pine Grove Camp, as recorded in Map Book 4, Page 24, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Inst # 2001-32244

08/03/2001-32244
08:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 17.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 1st day of August, 2001.

WITNESS:

(Seal)

(Seal)

(Seal)

Joel D Battles (Seal)
Joel D. Battles

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joel D. Battles 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 1st day of August, A. D., 19 2001

My Commission Expires: 10/16/04

Notary Public.