

1/9, 2001

No Title Search Conducted

This instrument prepared by:  
Hewitt L. Conwill  
CONWILL & JUSTICE  
106 S. Main Street  
Post Office Box 557  
Columbiana, Alabama 35051

SEND TAX NOTICE TO:  
  
212 Strickland Road  
Columbiana, Alabama 35051

Inst # 2001-42536

WARRANTY DEED

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED DOLLARS (\$100.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, VIRGINIA RUSTON BARNETT, an unmarried woman, does grant, bargain, sell and convey unto HENRY HIGGINS, the following described real estate situated in Shelby County, Alabama, to wit:

*A part of the NE 1/4 of the SW 1/4 of Section 32, Township 21 South, Range 1 East, more particularly described as follows:  
Commence at the NW corner of said 1/4 1/4 Section and run thence in an Easterly direction along the Northern boundary of said 1/4 1/4 Section a distance of 210 feet to the point of beginning of the property herein conveyed; thence continue in the same direction along the Northern boundary of said 1/4 1/4 Section a distance of 210 feet to a point; thence turn to the right and run Southerly, parallel with the Western boundary of said 1/4 1/4 Section a distance of 340 feet to a point; thence turn to the right and run Westerly 210 feet on a line parallel to the Northern boundary of said 1/4 1/4 Section; thence turn to the right and run Northerly 340 feet to the point of beginning.*

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we shall and our heirs, executors and administrators shall warrant and defend the same to the said Grantees against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunder set my hand and seal, this 20<sup>th</sup> day of Sept., 2001.

\_\_\_\_\_  
Witness

Virginia Ruston Barnett  
VIRGINIA RUSTON BARNETT

\_\_\_\_\_  
Witness

STATE OF ALABAMA  
SHELBY COUNTY

ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Virginia Ruston Barnett, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of Sept, 2001.

Hewitt L. Conwill  
Notary Public

My Commission Expires: 9-20-04

10/02/2001-42536  
02:20 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 21.00