

THIS INSTRUMENT PREPARED BY:

David N. Higdon

WARRANTY DEED

State of Alabama } Know All Men By These Presents.
Shelby County }

That in consideration of --Ten dollars and other good and valuable consideration----

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

Angela H. McPhearson, Matthew D. Higdon, and Christy H. Winters

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

David N. Higdon, a married man

(herein referred to as GRANTEE) for and during his life upon his death, then to his survivor in fee simple, with every contingent remainder and right of reversion, the following described real estate situated in **Shelby** County, Alabama to-wit:

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.

SUBJECT TO TAXES FOR 2001 AND SUBSEQUENT YEARS. SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OR RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD, to the said GRANTEE for and during his life and upon his death, then to his survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 30 day of November, 2001.

WITNESS:

Mary Clark

Angela H. McPhearson

Angela H. McPhearson

Matthew D. Higdon

Matthew D. Higdon

Christy H. Winters

Christy H. Winters

State of Alabama }

} General Acknowledgment

Jefferson County }

I, the undersigned, _____, a Notary Public in and for said County, in said State, hereby certify that Angela H. McPhearson, Matthew D. Higdon, and Christy H. Winters whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on the 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 30th day of November A.D., 2001.

Denita Stuckey
Notary Public

Inst # 2001-53313

12/07/2001-53313
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 11:50