

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
ADRIEL B. THOMPSON, SR.
1117 Chancellors Ferry Rd
Harpersville, Ala 35070

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA)
SHELBY COUNTY)

20040716000395920 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
07/16/2004 14:48:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND DOLLARS AND NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,
WALTER R. HIGGINS, SR. AND WIFE, JULIE HIGGINS
(herein referred to as grantor) grant, bargain , sell and convey unto,
ADRIEL B. THOMPSON, SR. AND MYRTICE D. THOMPSON
(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A parcel of land situated in the SW ¼ of the SE ¼ of Section 13, and in the NW ¼ or the NE ¼ of Section 24, all being in Township 20 South, Range 2 East, and being more particularly described as follows:
Commence at the Southwest corner of the SW ¼ of the SE ¼ of Section 13, Township 20 South, Range 2 East, Shelby County Alabama; thence run East along the South line of said Section 13 a distance of 362.92 feet to the point of beginning; thence turn left 97 degrees 08 minutes 15 seconds and run Northwesterly a distance of 537.59 feet to the Southerly right of way line of Old Chancellor's Ferry Road; thence turn right 126 degrees 08 minutes 37 seconds and run Southeasterly along said right of way line a distance of 320.53 feet; thence turn left 14 degrees 52 minutes 35 seconds and continue Southeasterly along said right of way line a distance of 343.25 feet; thence turn right 53 degrees 59 minutes 21 seconds and run Southeasterly a distance of 604.70 feet to a point on the bank of the Coosa River; thence turn right 77 degrees, 16 minutes, 33 seconds and run Southwesterly along the bank of the Coosa River a distance of 432.03 feet; thence turn right 85 degrees 41 minutes 12 seconds and run Northwesterly a distance of 483.41 feet; thence turn left 9 degrees 52 minutes 39 seconds and continue Northwesterly a distance of 142.44 feet; thence turn right 41 degrees 39 minutes 31 seconds and continue Northwesterly a distance of 42.68 feet to the point of beginning.
According to survey of Samuel J. Martin, RLS #12501, dated February 21, 1996
Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

NONE of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of June, 2004.

Walter R. Higgins Sr.
WALTER R. HIGGINS, SR.
STATE OF Alabama
SHELBY COUNTY)

Julie D Higgins
JULIE D. HIGGINS

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
WALTER R. HIGGINS, SR.

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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July 2004.

James F. Pearson
Notary Public

My commission expires: 10-16-04

STATE OF Hawaii
HAWAII COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby
JULIE D. HIGGINS

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 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 June, 2004

Laarnie M. Dukes
Notary Public LAARNIE M. DUKES

07/06/08
My commission expires 10-16-04

