SEND TAX NOTICE TO: Donna M. McNabb 128 Douglas Drive Alabaster, Alabama 35007

This instrument was prepared by Richard B. McClelland Attorney at Law 300 Office Park Drive, Suite 230 Birmingham, Alabama 35223 20051101000566460 1/2 \$41.50 Shelby Cnty Judge of Probate, AL 11/01/2005 10:59:48AM FILED/CERT

Shelby County, AL 11/01/2005 State of Alabama

Deed Tax: \$27.50

WARRANTY DEED

STATE OF Alabama
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Seven Thousand dollars & no cents (\$137,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, James T. Higginbotham and Linda C. Higginbotham, husband and wife (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto Donna M. McNabb, a married woman (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to-wit:

LOT 10, ACCORDING TO THE SURVEY OF DOUGLAS MEADOWS AS RECORDED IN MAP BOOK 15, PAGE 80 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA

Subject to: (1) Taxes for the year 2005 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, conditions of record, if any. (3) Mineral and mining rights, if any. (4) Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 15, Page 80. (5) Permit to Alabama Power Company recorded in Real Book 377, Page 397 in Probate Office of Shelby County, Alabama. (6) Easement to Alabama Power Company as recorded in Map Book 15, Page 80. (7) Easement to Southern National Gas Co., as recorded in Deed Book 88, Page 557. (8) Right of Way to Alabama Power Company as recorded in Deed Book 88, Page 258. (9) Right of Way to Shelby County as recorded in Deed Book 124, Page 258. (10) Restrictive Covenants with Alabama Power Company as recorded in Instrument 1997-15360. (11) Easement to American Telephone and Telegraph as recorded in Real Book 213, Page 992. (12) 10' easement on the rear as shown on recorded Map Book 15, Page 80. (13) 20' building line front as shown on recorded Map Book 15, Page 80.

\$ 109,600.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, Grantors have hereunto set his/her/their hand(s) and seal(s), this October 20, 2005.

James T. Higginbotham

Linda C. Higginbotham by James T. Higginbotham, Attorney

(Seal)

in Fact

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STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James T. Higginbotham and Linda C. Higginbotham, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th play of October, 2005

NOTARY PUBLIC STATE OF ALABAMA AX LARGE/ MY COMMISSION EXPIRES: OCT 21, 2006 BONDED THRU NOTARY PUBLIC UNDERWAY.

I, the undersigned authority, Notary Public, in and for said State and County, hereby certify that Linda C. Higginbotham, whose name is signed by James T. Higginbotham, as Attorney in Fact, to the the foregoing conveyance and who is known to me acknowledged before me this date that, being informed of the conveyance and who is known to me, acknoledged before me this detect that, being informed of the conveyance, he, in his capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the date the same bears, date. Given under my hand and official seal this 20th day of October, 2005.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: OCT 21, 2006 BONDED THRU NOTARY PUBLIC UNDERWRITERS Notary Public

(Seal)

My commission expires:

WARRANTY DEED

Closers' Choice

Closers' Choice