This instrument was prepared by: L. Brooks Burdette Burdette Law Firm, PC 113 Glenn Ave. Trussville AL 35173

Send Tax Notice To:

Leigh Ann Higdon 5430 Saddle Creek Lane

Birmingham, AL 35242

20060512000224910 1/1 \$13.00 Shelby Cnty Judge of Probate, AL 05/12/2006 10:05:41AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

Taxes for \$617,000.00 consideration paid by mortgage being recorded simultaneously

That in consideration of Five Hundred dollars and Zero cents (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roy W. Gilbert, Jr., a married man (undivided 350/650 interest) and Leigh Ann Higdon and husband Kelly Higdon (undivided 300/650 interest) (herein referred to as grantors) do grant, bargain, sell and convey unto Leigh Ann Higdon and husband, Kelly Higdon (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the SE ¼ of SE ¼ of Section 21 and NE ¼ of NE ¼ of Section 28, all in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a 3 inch capped iron locally accepted to be the Southeast corner of said Section 21; thence run in a Northerly direction along the East line of said Section 21 for a distance of 97.91 feet to an iron pin set, said iron being 0.42 feet Southeast of a crimped iron found; thence turn an angle to the left of 79°17'07" and run in a Northwesterly direction for a distance of 104.02 feet to a crimped iron found; thence turn an angle to the right of 38°08'11" and run in a Northwesterly direction for a distance of 121.41 feet to an iron pin set; thence turn an angle to the left of 07°29'36" and run in a Southwesterly direction for a distance of 426.15 feet to an iron pin set; thence turn an angle to the left of 66°13'43" and run in a Southeasterly direction for a distance of 234.73 feet to an iron pin set; thence turn an angle to the left of 82°29'34" and run in a Northeasterly direction for a distance of 306.33 feet to an iron pin set on the East lien of said section 26; thence turn an angle left of 63°18'00" and run in a Northerly direction along the East line of said Section 28 for a distance of 207.02 feet to the point of beginning; being situated in Shelby County, Alabama.

This instrument is subject to the following:

Ad Valorem taxes for the year 2006 and all following years, covenants, easements, reservations, right-of-ways, and restrictions at record.

Said property does not constitute the homestead of Roy W. Gilbert, Jr. nor His respective spouse.

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, w 20 じじ.		hands and seals, thisd	lay of Mi,
	(Seal)	Lors W. Littlet X.	(Seal)
	(Seal)	Roy W. Gilbert, Jr.	(Seal)
Kelly Higdon		Leigh Ann Higdon	
STATE OF ALABAMA			
SHELBY COUNTY		General Acknowledgment	
I, Perry Clien	, a Notary Public	in and for said County, in sai	id State, hereby certify
that Roy W. Gilbert, Jr., a mar	ried man and Leigh A	ann Higdon and husband Kell	y Higdon whose names
are signed to the foregoing conv	eyance, and who are k	nown to me, acknowledged before	ore me on this day, that,

Given under my hand and official seal this $\frac{28}{}$ day of $\frac{40-i1}{}$

being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears

MY COMMISSION EXPIRES FEBRUARY 24, 2007

Notary Public

My Commission Expires:

date.