This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Rodney L. Higgins, Jr.
713 Old Cahaba Drive
Helena, AL. 35080

20060912000451400 1/3 $228.50
Shelby Cnty Judge of Probate, AL
09/12/2006 12:38:46PM FILED/CERT

WARRANTY DEED

Shelby County, AL 09/12/2006
State of Alabama

Deed Tax:$204.50

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Two Hundred Four Thousand Five Hundred dollars and Zero cents ($204,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John O. McGraw and wife, Grace O. McGraw; Fred A. McGraw and wife, Patricia M. McGraw; James C. McGraw, a single man, and Richard T. McGraw, Jr., a single man, and John O. McGraw and James C. McGraw as Co-Executors of the Estate of Lallouise McGraw,(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Rodney L. Higgins Jr. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2006 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.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st day of August, 2006.

Fred A. McGraw (SEAL)
Fred A. McGraw

Patricia M. McGraw (SEAL)
Patricia M. McGraw

James C. McGraw (SEAL)
James C. McGraw

Richard T. McGraw, Jr.

James C. McGraw, as Co-Executor of the Estate of Lallouise McGraw

John O. McGraw (SEAL)
John O. McGraw,

Grace O. McGraw (SEAL)
Grace O. McGraw

By John O. McGraw AIF (SEAL)
By: John O. McGraw, Attorney in Fact under Power of Attorney Recorded in Instrument #_____ in the Probate Office of Shelby County, Alabama

John O. McGraw, as Co-Executor of the Estate of Lallouise McGraw

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, MICHAEL T. ATCHISON, a Notary Public in and for the said County, in said State, hereby certify that John O. McGraw; Fred A. McGraw and wife, Patricia McGraw; James C. McGraw, and Richard T. McGraw, Jr., 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 31st day of August, 2006.

MICHAEL T. ATCHISON, Notary Public
My Commission expires: 10-16-08

MIKE T. ATCHISON NOTARY PUBLIC ALABAMA STATE AT LARGE

20060912000451400 2/3 $228.50
Shelby Cnty Judge of Probate,AL
09/12/2006 12:38:46PM FILED/CERT

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, MICHAEL T. ATCHISON, a Notary Public in and for the said County, in said State, hereby certify that John O. McGraw; as Attorney in Fact for Grace O. McGraw, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2006.

MICHAEL T. ATCHISON, Notary Public
My Commission expires: 10-16-08

STATE OF ALABAMA

} General Acknowledgment

SHELBY COUNTY

I, MICHAEL T. ATCHISON, a Notary Public in and for the said County, in said State, hereby certify that John O. McGraw and James C. McGraw, as Co-Executors of the Estate of Lallouise McGraw, 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 31st day of August, 2006.

MICHAEL T. ATCHISON, Notary Public
My Commission expires: 10-16-08

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EXHIBIT A

Commence at the point of intersection of the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, and the bank of the Coosa River; thence North 69 degrees 00 minutes 29 seconds East 5713.38 feet to the point of beginning; thence North 24 degrees 20 minutes 28 seconds West 799.83 feet; thence North 24 degrees 20 minutes 28 seconds West 407.17 feet; thence North 88 degrees 18 minutes 53 seconds East 487.30 feet to the bank of the Coosa River; thence along said bank for the following calls: South 30 degrees 18 minutes 25 seconds East 489.65 feet; South 25 degrees 21 minutes 21 seconds East 493.94 feet; South 09 degrees 34 minutes 03 seconds East 233.85 feet; thence leaving said bank South 88 degrees 18 minutes 24 seconds West 464.14 feet to the point of beginning.

Together with a non-exclusive 30-foot easement for ingress, egress, and utilities, the centerline of which is described as follows: Commence at the point of intersection of the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, and the bank of the Coosa River; thence North 69 degrees 00 minutes 29 seconds East 5713.38 feet; thence North 24 degrees 20 minutes 28 seconds West 799.83 feet to the point of beginning; thence South 81 degrees 06 minutes 37 seconds West 44.49 feet; thence North 66 degrees 22 minutes 44 seconds West 148.23 feet; thence North 29 degrees 40 minutes 39 seconds West 790.28 feet; thence North 35 degrees 18 minutes 08 seconds West 235.94 feet; thence North 40 degrees 17 minutes 22 seconds West 290.14 feet; thence North 29 degrees 54 minutes 16 seconds West 933.57 feet; thence along the following calls: North 29 degrees 54 minutes 16 seconds West 20.00 feet; South 67 degrees 28 minutes 44 seconds West 120.66 feet; North 84 degrees 52 minutes 43 seconds West 117.82 feet; South 76 degrees 36 minutes 47 seconds West 144.74 feet; South 28 degrees 51 minutes 54 seconds West 49.88 feet; South 10 degrees 19 minutes 34 seconds East 145.51 feet; South 23 degrees 45 minutes 28 seconds 289.42 feet; South 21 degrees 48 minutes 20 seconds 184.85 feet; South 15 degrees 18 minutes 42 seconds West 232.66 feet; South 09 degrees 7 minutes 4 seconds West 184.54 feet; South 80 degrees 48 minutes 56 seconds West 401.82 feet to the East right of way of County Road 62, said easement is 15-feet left and 15-feet right of the above described centerline for a total of 30 feet.