

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
916 McClain Road
Bessemer, AL 35023


20070109000013760 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
01/09/2007 03:19:44PM FILED/CERT

WARRANTY DEED

Consideration \$10,000.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, and the exchange of like kind property of equal value, the undersigned Thomas A. Higgins, Jr. and Vera Higgins, husband and wife; and Thomas L. Nowland and Leona Nowland, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Thomas A. Higgins, Jr., Vera Higgins, Thomas L. Nowland and Leona Nowland (herein referred to as GRANTEE, whether one or more) all of our right, title, and interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Begin at Northwest corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West, for beginning; thence North along West side SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 1 West, 145 feet to ROW of Shelby County Road #49; thence Southeast along highway ROW 476 feet to a point; thence South 638.41 feet; thence East 228 feet; thence South 940 feet to Yellow Leaf Creek: thence Southwest along meanderings of Creek to intersection West line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West; thence North along West side of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West to Northwest corner of said forty, Section 13, Township 20 South, Range 1 West; continue North along West line of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West to Northwest corner of said forty, Section 13, Township 20 South, Range 1 West, and the point of beginning; containing approximately 23 acres, more or less. Being portions of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West, and a portion of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 1 West.

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

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey

the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 8th day of January, 2007.

Thomas A. Higgins, Jr.
Thomas A. Higgins, Jr.

Thomas L. Nowland
Thomas L. Nowland

Vera Higgins
Vera Higgins

Leona Nowland
Leona Nowland

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas A. Higgins, Jr. and Vera 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 8th day of January, 2007.

William R. Jentz
Notary Public

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Nowland and Leona Nowland, 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 January, 2007.

William R. Jentz
Notary Public