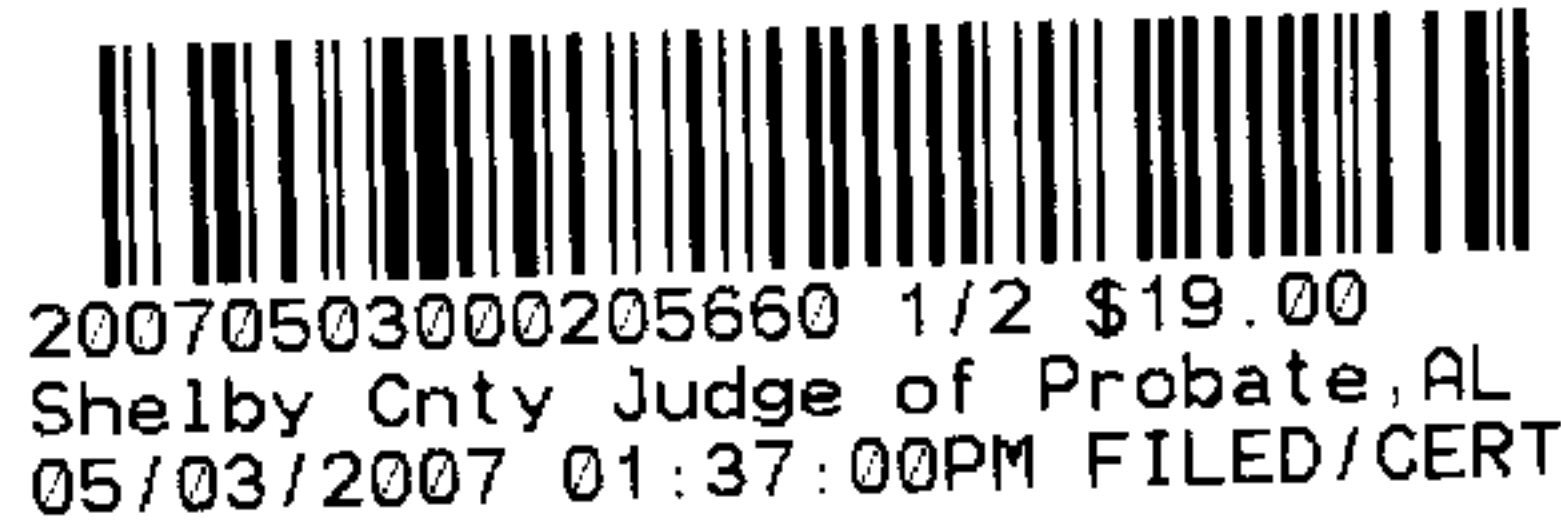


This instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

Send Tax Notice to:  
*Henry Higgins*  
*P.O. Box 25*  
*Columbiana, AL 35051*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**



**STATE OF ALABAMA        )**  
**SHELBY COUNTY        )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE THOUSAND DOLLARS and no/100 (\$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,

**SARAH NELL HOWARD AND HUSBAND JOHNNY MELVIN HOWARD**

**(herein referred to as grantor)** grant, bargain , sell and convey unto,

**HENRY HIGGINS AND SHARON HIGGINS**

**(herein referred to as grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT “A” LEGAL DESCRIPTION**

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

Subject to taxes for 2007 and subsequent years.

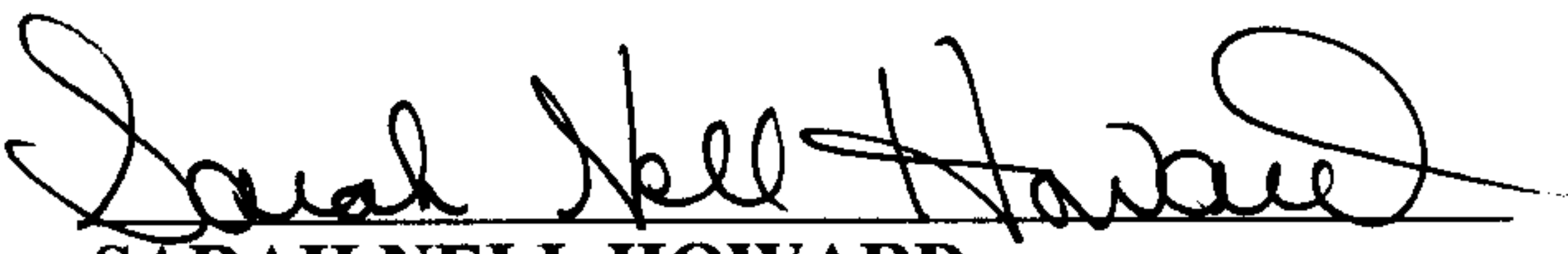
\$0.00 of the above recited consideration was paid for from a first mortgage recorded simultaneously herewith.

**THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HER SPOUSE AS DEFINED BY THE CODE OF ALABAMA.**

**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 3rd day of May, 2007.

  
**SARAH NELL HOWARD**

  
**JOHNNY MELVIN HOWARD**

**STATE OF ALABAMA        )**  
**SHELBY COUNTY        )**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby that **Sarah Nell Howard and Johnny Melvin Howard**, 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 3rd day of May, 2007.

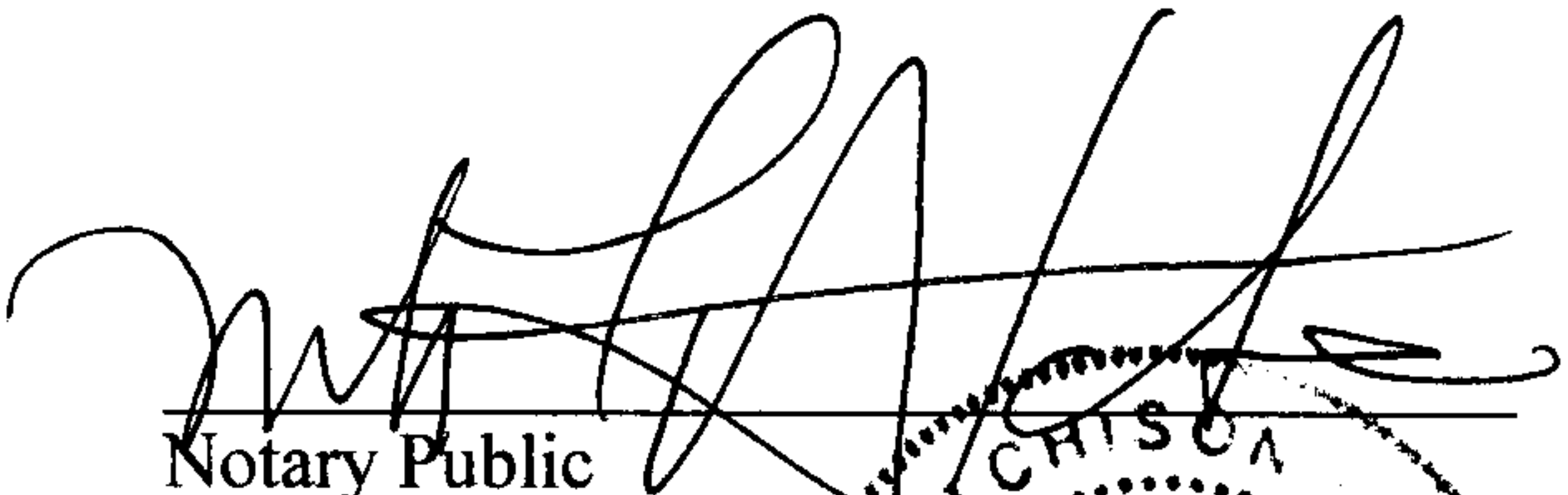
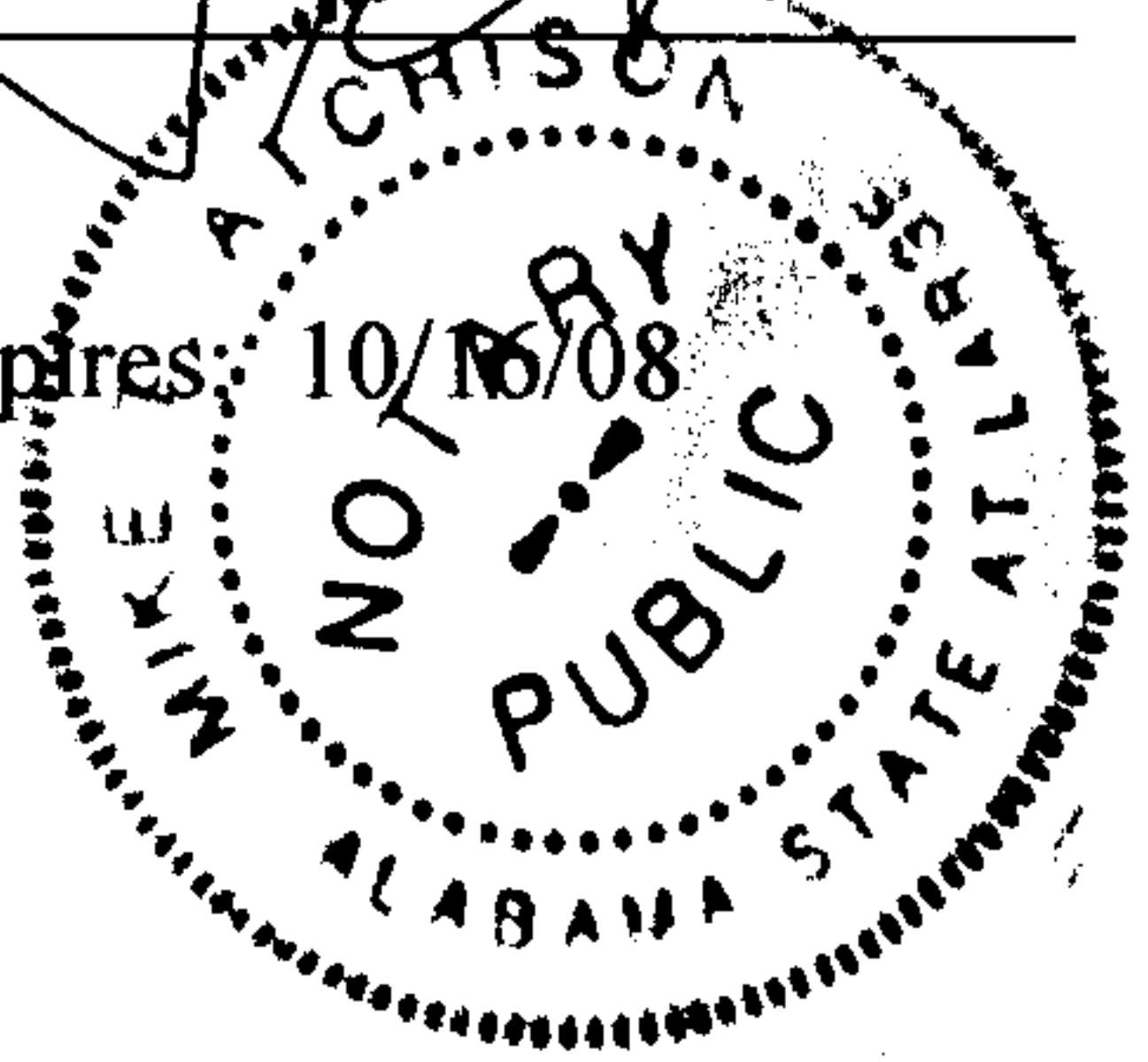
  
Notary Public  
My commission expires: 10/16/08  


Exhibit A

20070503000205660 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
05/03/2007 01:37:00PM FILED/CERT

Commence at the Southwest corner of Section 14, Township 24 North, Range 15 East; thence run East along the South line of said section a distance of 110.0 feet to the point of beginning; thence continue along the last described course a distance of 275.0 feet; thence turn left  $90^{\circ}46'$  and run North a distance of 806.63 feet to the South right-of-way line of County Road #71, said right-of-way line being in a curve to the left, having a radius of 1234.78 feet and an interior angle of  $12^{\circ}47'12''$ ; thence from the last described course turn left  $84^{\circ}15'34''$  to the tangent of said curve and run Westerly along said South right-of-way line an arc distance of 276.23 feet; thence from the tangent of the last described course turn left  $82^{\circ}57'14''$  and run South a distance of 799.82 feet to the point of beginning.

Said tract containing 5.1 acres, more or less.

Shelby County, AL 05/03/2007  
State of Alabama

Deed Tax: \$5.00