

THIS INSTRUMENT PREPARED BY:
Law Offices of Jeff W. Parmer, LLC
402 Office Park Drive
Birmingham, Alabama 35223

GRANTEE'S ADDRESS:
Milton L. Flerl and Glenda Flerl
713 Old Cahaba Drive
Helena, AL 35080

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety Three Thousand and no/100 (\$193,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Rodney Higgins and wife, Carolyn Higgins** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Milton L. Flerl and Glenda Flerl** (hereinafter referred to as GRANTEE), their heirs and assigns, the following described Real Estate, lying and being in the County of ~~Jefferson~~ ^{Shelby}, State of Alabama, to-wit:

Lot 647, according to the survey of Old Cahaba Westchester Sector as recorded in Map Book 23, Page 150, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, currents taxes, restrictions, set-back lines and rights of way, if any, of record.

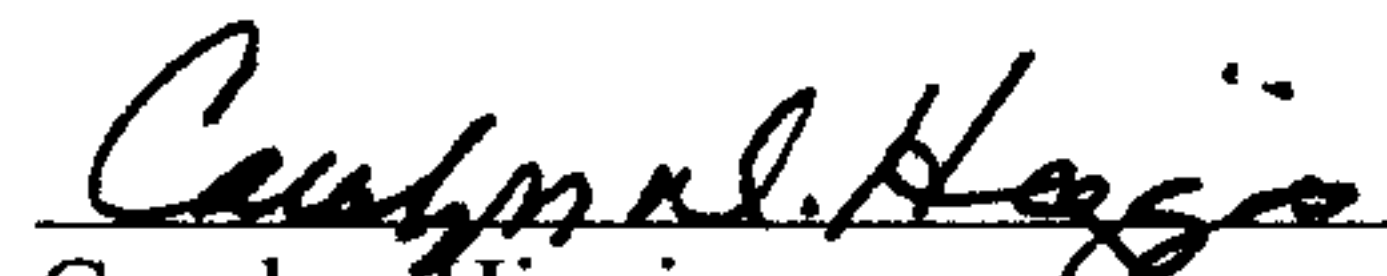
\$154,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 27th day of April, 2007.


Rodney Higgins


Carolyn Higgins


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 05/10/2007
State of Alabama

Deed Tax: \$39.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rodney Higgins and Carolyn Higgins, whose name 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of April, 2007.


NOTARY PUBLIC Jeff W. Parmer
My Commission Expires: 9/27/2008