

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

Send Tax Notice To: Henry Higgins

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Fifteen Thousand dollars and Zero cents (\$15,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas R. Morris, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Henry Higgins and Sharon Higgins (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the NE Corner of above said ¼ - ¼; thence S00°00'00"E, a distance of 639.11 to the POINT OF BEGINNING; thence S89°48'13"W, a distance of 210.00'; thence S00°24'40"E, a distance of 248.95'; thence S82°31'08"E, a distance of 210.00'; thence N00°00'00"E, a distance of 277.00' to the POINT OF BEGINNING. Said parcel containing 2.36 acres, more or less.

Subject to taxes for 2008 and subsequent years.

DFED PERFORMED WITHOUT BENEFIT OF TITLE.

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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 8th day of August, 2008.

_____ (Seal)	<u>Thomas R. Morris</u> (Seal)
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)


STATE OF ALABAMA

} General Acknowledgment

COUNTY OF SHELBY

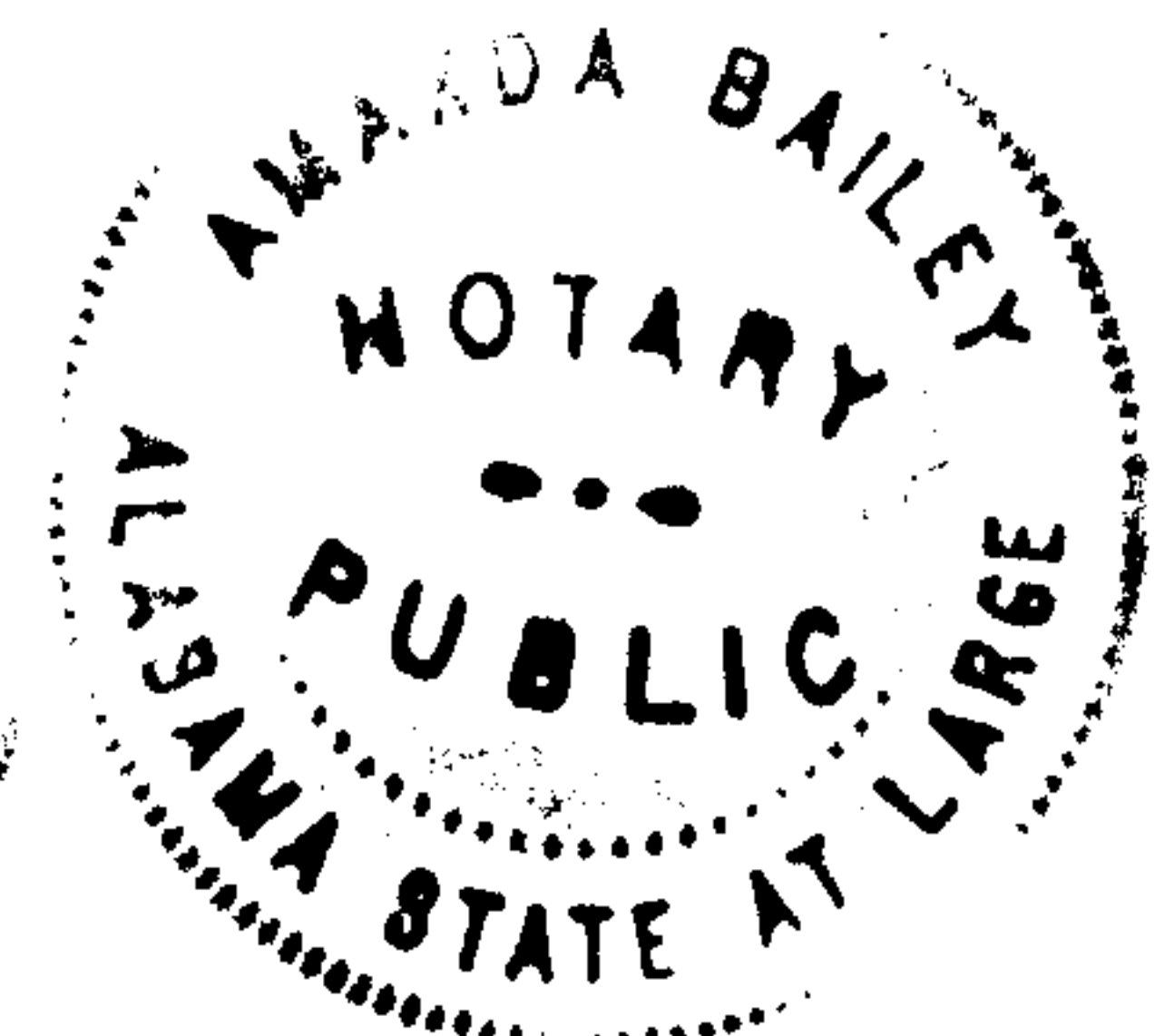
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Morris, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August 2008..


20080813000326460 1/1 \$26.00
Shelby Cnty Judge of Probate, AL
08/13/2008 02:39:55PM FILED/CERT

Amanda Bailey
Notary Public
My Commission Expires:

9/20/08



Shelby County, AL 08/13/2008
State of Alabama

Deed Tax: \$15.00

AMANDA BAILEY
Notary Public, Shelby County
Alabama State At Large
My Commission Expires
September 20, 2008