

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

Send Tax Notice To: William Henry Higgins Jr.  
1694 Mooney Rd.  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ten Thousand Dollars and no/100 (\$10,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William H. Higgins, Jr. and Christy Higgins a married couple (herein referred to as grantors) do grant, bargain, sell and convey unto William Henry Higgins Jr. and Christy 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:

Begin at the NW corner LOT 15 of Mooney Estates, as recorded in Map Book 12, Page 82; thence South 00 degrees 27 minutes 29 seconds West for a distance of 759.41 feet; thence South 89 degrees 32 minutes 57 seconds East for a distance of 289.49 feet; thence North 1 degree 33 minutes 44 seconds East for a distance of 698.98 feet to the southerly R.O.W. of Mooney Road; thence North 78 degrees 14 minutes 29 seconds West along said R.O.W. for a distance of 308.84 feet to the point of beginning.

Subject to an easement for ingress, egress and utilities which lies 30 feet West of and parallel to the East line of described property. Situated in Shelby County, Alabama.

According to the survey of R. C. Farmer, dated January 25, 2007.

Subject to taxes for 2008 and subsequent years.

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 24th day of September, 2008.

\_\_\_\_\_  
(Seal)

William H. Higgins, Jr. (Seal)  
William H. Higgins, Jr.

\_\_\_\_\_  
(Seal)

Christy Higgins (Seal)  
Christy Higgins

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA


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General Acknowledgment

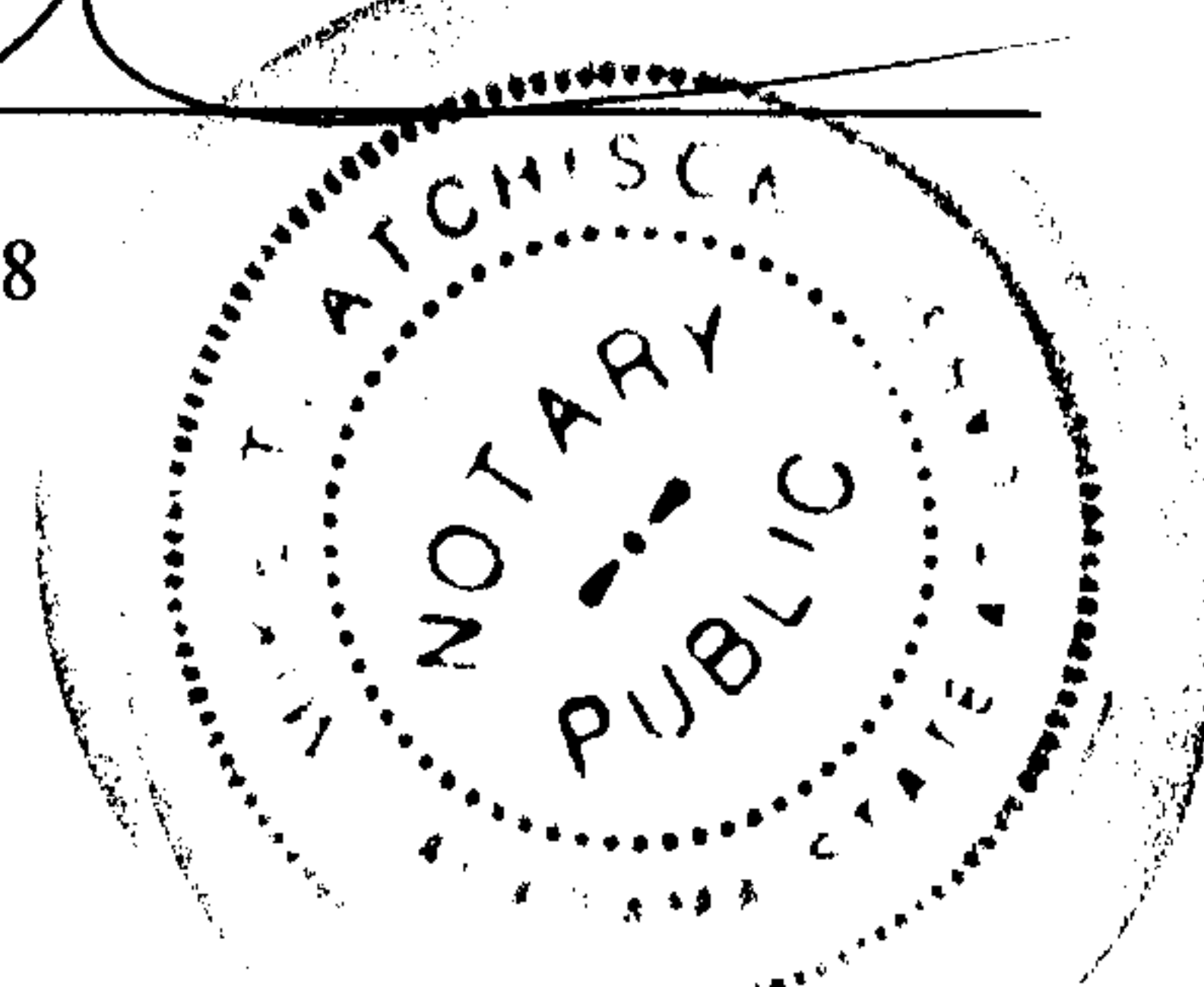
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William H. Higgins, Jr. and Christy Higgins 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 24<sup>th</sup> day of September 2008.

  
20081001000387170 1/1 \$21.00  
Shelby Cnty Judge of Probate, AL  
10/01/2008 10:56:36AM FILED/CERT

Michael T. Atchison  
Notary Public  
My Commission Expires: 10/16/08



Shelby County, AL 10/01/2008  
State of Alabama

Deed Tax: \$10.00