

This instrument prepared without the benefit of a current title opinion

THIS INSTRUMENT WAS PREPARED BY:
JAMES H. GREER, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
Daniel and Saray Jimenez
186 Stonehaven Drive
Pelham, Alabama 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SIXTY THOUSAND DOLLARS AND 00/100 (\$ 60,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, WE, HIGGINBOTHAM PROPERTY & INVESTMENTS, LLC (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto DANIEL JIMENEZ AND WIFE, SARAY JIMENEZ, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, (herein referred to as Grantees) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Tract #3 (Also referred to as Furman No. 78 or Mill 47): Begion at the intersection of the Northerly right of way line of Strowd Avenue and Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Street and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenue for 95.00 feet; thence 90 degrees 09 minutes right and run Northeasterly for 100.36 feet; thence 90 degrees 04 minutes right and run Southeasterly for 95.12 feet to a point on the Westerly right of way line of Fallon Avenue; thence 90 degrees right and run Southwesterly along said right of way line of Fallon Avenue for 100.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2009, and subsequent years, not yet due and payable.
2. Any loss, claim, damages or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Easement to Alabama Power Company for gas line, date May 1, 1951, recorded in Deed Book 146, Page 211 in Probate Office.
4. All existing easements for water, gas, sewer, telephone and electric lines.
5. Easement for sanitary sewer as shown on recorded map of subdivision.

The property herein conveyed is not and never has been the homestead of the Grantors.

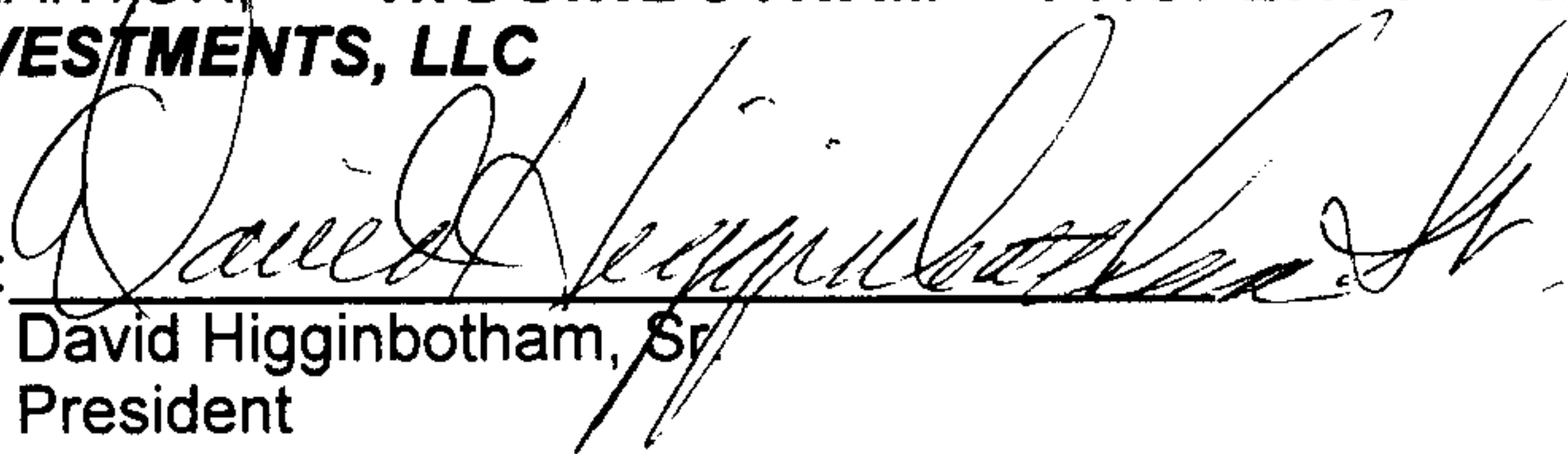
TO HAVE AND TO HOLD to the said GRANTEE, his heirs, devisees, assigns, or its successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, heirs devisees, executor and or assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Higginbotham Property & Investments, LLC who is authorized to execute this conveyance, has hereto set its signature and seal this the 26th day of June, 2009.

Deed Tax : \$60.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

GRANTOR, **HIGGINBOTHAM PROPERTY & INVESTMENTS, LLC**
BY: 
David Higginbotham, Sr.
President

I, the undersigned, a notary public in and for said county, in said state, hereby certify that David Higginbotham, Sr., whose name as **President** of **Higginbotham Property & Investments, LLC**, 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, as such officer and with full authority, executed for and as the act of said corporation.

Given under my hand and official seal this 26th day of June, 2009.


NOTARY PUBLIC
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 2, 2010
BONDED THRU NOTARY PUBLIC UNDERWRITERS