

20090731000293670 1/2 \$24.00
Shelby Cnty Judge of Probate, AL
07/31/2009 11:45:33 AM FILED/CERT

Shelby County, AL 07/31/2009

State of Alabama

Deed Tax : \$10.00

This instrument was prepared by:

(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:

(Name) Henry Higgins
(Address) P.O. Box 25
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and 00/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I,

Henry Higgins, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Henry Higgins and wife, Sharon Higgins

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

See Attached Exhibit "A"

The above described property does not constitute homestead of grantor nor spouse.

This Deed is executed for the purpose of creating a joint survivorship provision between the parties.

This Deed prepared without benefit of title abstract or examination at grantees and grantors request.

This Deed prepared without benefit of survey at grantees and grantors request.

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

Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I(we) do for myself(ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 23rd day of July, 2009.

WITNESS

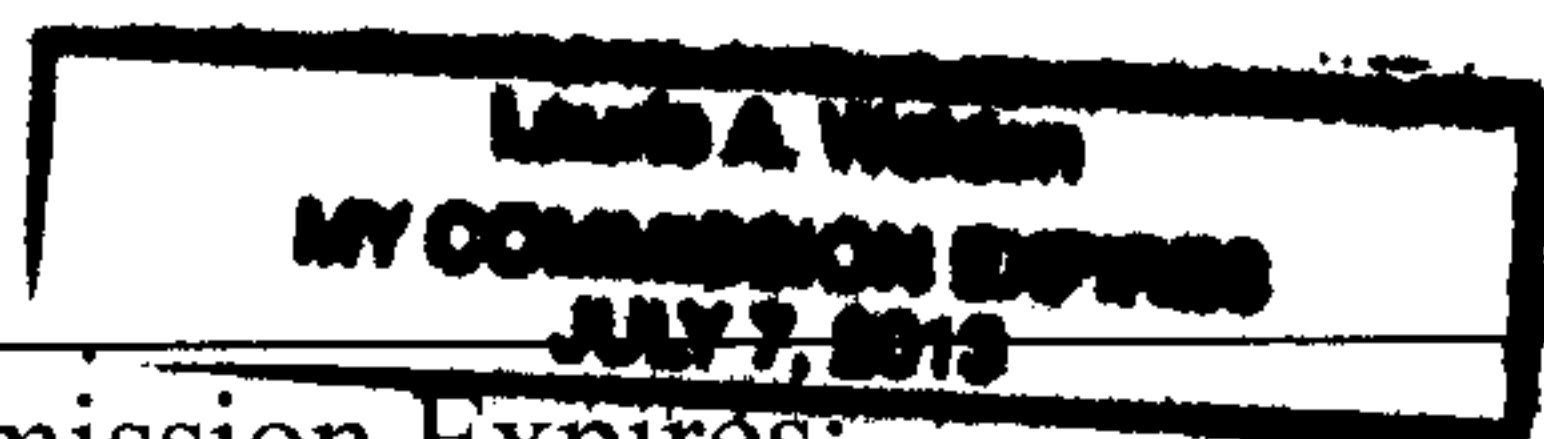
Henry Higgins (Seal) _____ (Seal)

_____ (Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Henry Higgins whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July, 2009.



My Commission Expires:

Laurie A. Walden

Notary Public

EXHIBIT A



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TRACT #13

To reach a point of beginning, commence at the SE corner of the Southwest 1/4 of the SE 1/4 of Section 23, Township 12 South, Range 8 East and proceed along the Southerly boundary line of the South 1/2 of the SE 1/4 of said Section 23 of Township 12 South, Range 8 East a distance of 914.82 feet to the point of beginning; Thence proceed North 3°22'34" East a distance of 1298.19 feet to a point; Thence proceed North 88°10'14" East a distance of 200.44 feet; Thence proceed South 176°77'66" West a distance of 1303.95 feet to a point on the Southerly boundary line of the S 1/2 of the SE 1/4 in Section 23, Township 12 South, Range 8 East; Thence proceed West along said Southerly boundary a distance of 200 feet to the point of beginning, said tract herein described consisting of 5.96 acres, more or less, and lying and being in the S 1/2 of the SE 1/4 in Section 23, Township 12 South, Range 8 East and lying and being in Etowah County, Alabama.