


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

*This Instrument was prepared by:*  
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**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Onnie & Sudie B. Higgins**  
**777 Hwy 71**  
**Shelby, AL. 35143**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

  
20091013000387190 1/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
10/13/2009 12:57:53 PM FILED/CERT

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **ONNIE L. HIGGINS and wife, SUDIE B. HIGGINS** (herein referred to as *Grantor*) grant, bargain, sell and convey unto **ONNIE L. HIGGINS and wife, SUDIE B. HIGGINS** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

*See attached EXHIBIT A for Legal Description.*

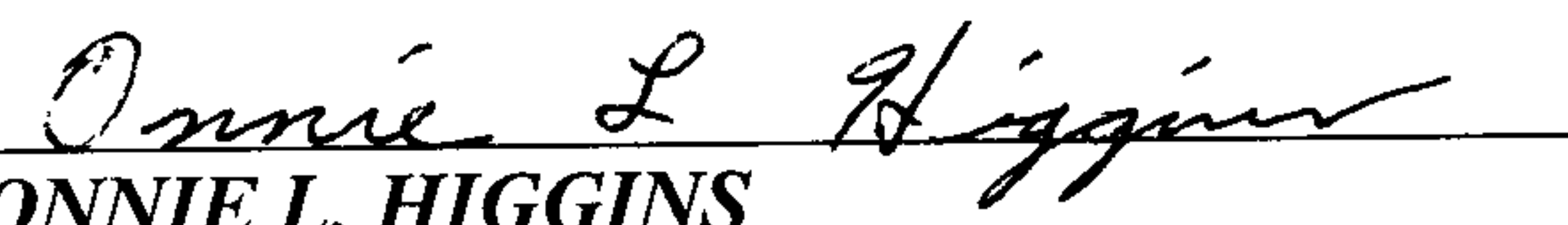
**SUBJECT TO:**


1. Ad valorem taxes due and payable October 1, 2009.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 13<sup>th</sup> day of OCTOBER, 2009.


  
**ONNIE L. HIGGINS**

  
**SUDIE B. HIGGINS**

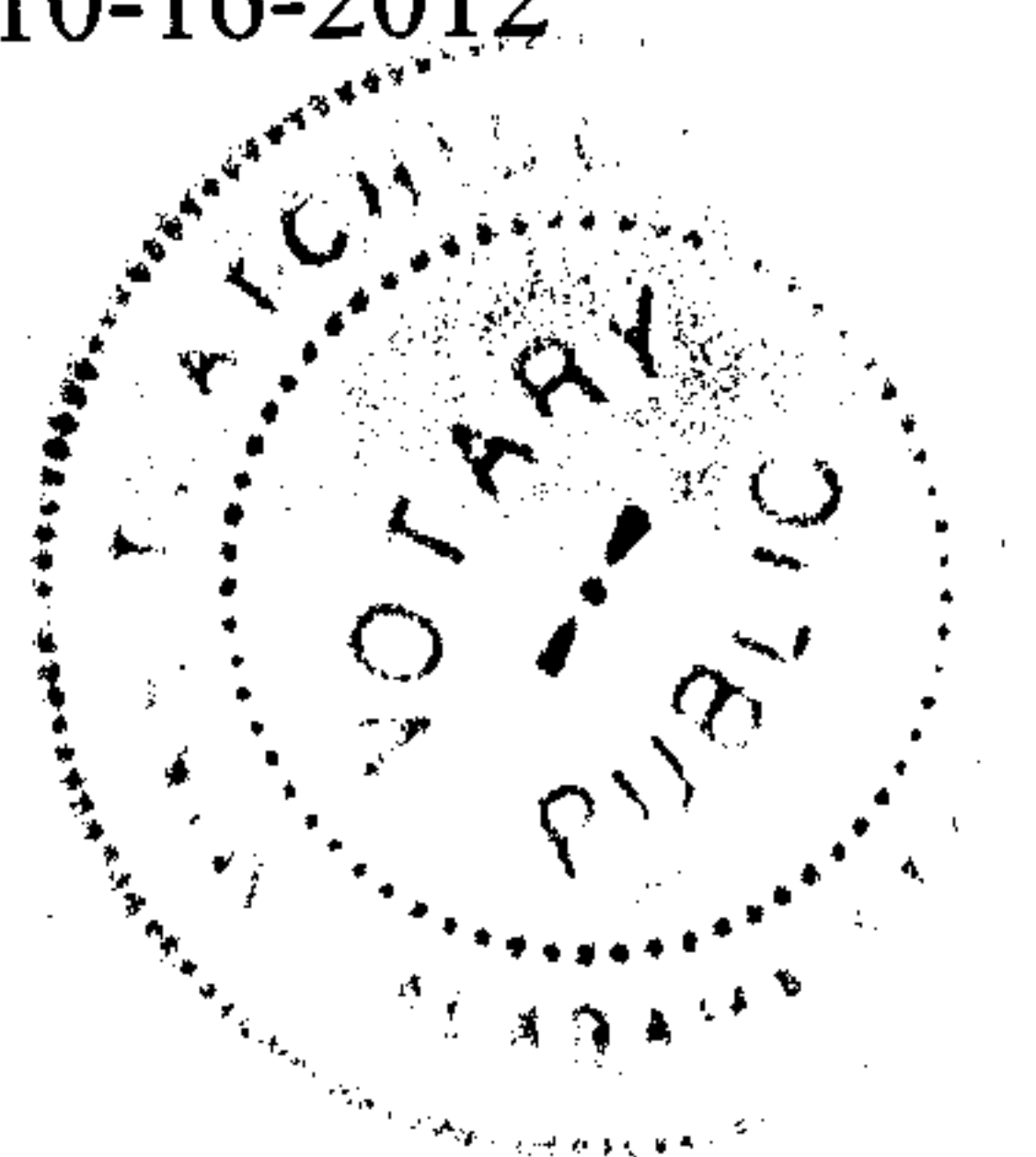
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **ONNIE L. HIGGINS and wife, SUDIE B. HIGGINS**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of OCTOBER, 2009

  
Notary Public  
My Commission Expires: 10-16-2012

Shelby County, AL 10/13/2009  
State of Alabama  
Deed Tax : \$5.00



# EXHIBIT A

## PARCE 1

BEGIN at the NW Corner of the SW 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N90°00'00"E, a distance of 798.22'; thence S01°12'40"W, a distance of 275.33'; thence N80°41'29"W, a distance of 356.94'; thence S08°59'30"W, a distance of 220.04' to a point on the Northerly R.O.W. line of Shelby County Highway 71, 80' R.O.W., said point being the beginning of a curve to the left, having a radius of 1640.00, a central angle of 13°59'56", and subtended by a chord which bears S87°04'24"W, and a chord distance of 399.70'; thence along the arc of said curve and said R.O.W. line, a distance of 400.70'; thence N00°49'48"W and leaving said R.O.W. line, a distance of 455.33' to the POINT OF BEGINNING.

Sold Parcel containing 6.31 acres, more or less.

## PARCEL 2

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"E, a distance of 798.22'; thence S01°12'40"W, a distance of 275.33' to the POINT OF BEGINNING; thence S81°00'30"E, a distance of 61.61'; thence S08°59'30"W, a distance of 205.76' to a point on the Northerly R.O.W. line of Shelby County Highway 71, 80' R.O.W., said point being the beginning of a curve to the left, having a radius of 2540.00, a central angle of 04°09'49", and subtended by a chord which bears N81°19'28"W, and a chord distance of 184.54'; thence along the arc of said curve and said R.O.W. line, a distance of 184.58'; thence N83°22'17"W and along said R.O.W. line, a distance of 161.14' to the beginning of a curve to the left, having a radius of 1640.00, a central angle of 02°33'21", and subtended by a chord which bears N84°38'58"W, and a chord distance of 73.15'; thence along the arc of said curve and said R.O.W. line, a distance of 73.16'; thence N08°59'30"E and leaving said R.O.W. line, a distance of 220.04'; thence S80°41'29"E, a distance of 356.94' to the POINT OF BEGINNING.



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