

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

THIS INSTRUMENT PREPARED BY:

William R. Justice
P O Box 587
Columbiana, AL 35051

Grantee's Address:
Doris Horton
P.O. Box 303
Columbiana, AL 35051

STATUTORY WARRANTY DEED

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

That in consideration of the distribution of the estate of Bobbie Jo Higgins, deceased, in accordance with her will probated in Case No. PR-2009-000804 in the Probate Court of Shelby County, Alabama, the undersigned William Henry Higgins and Joann Bailey, co-personal representatives of said estate (herein referred to as GRANTOR, whether one or more) pursuant to the power given to them in said will does, grant, bargain, sell and convey unto Doris Horton (herein referred to as GRANTEE, whether one or more), the following real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTIONS.

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal this

23rd day of March, 2010.

William Henry Higgins
William Henry Higgins, Co-Personal Representative

Joann Bailey
Joann Bailey, Co-Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Henry Higgins and Joann Bailey, whose name as co-personal representatives of the estate of Bobbie Jo Higgins, deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as co-personal representatives executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 23rd day of March, 2010.

Kim M. Foster
Notary Public

My Commission Expires: 12-28-2010

Exhibit "A"
Legal Description


20100325000087240 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/25/2010 03:37:05 PM FILED/CERT

Commence at the SE corner of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 30, Township 21 South, Range 1 East, and run N $0^{\circ} 15' 27''$ E a distance of 225.00 feet to the point of beginning; thence continue along last described course a distance of 117.62 feet; thence run N $65^{\circ} 32' 21''$ E a distance of 226.14 feet to the right-of-way line of Lynn Drive; thence run S $30^{\circ} 17' 40''$ E along said right-of-way line a distance of 55.94 feet to the beginning of a curve to the left with a radius of 300.00 feet, a chord bearing of S $34^{\circ} 06' 32''$ E, a chord distance of 39.92 feet, and a delta angle of $07^{\circ} 37' 44''$; thence run along said curve a distance of 39.94 feet to the beginning of a curve to the right with a radius of 743.91 feet, a chord bearing of S $31^{\circ} 31' 35''$ E, a chord distance of 165.77 feet, and a delta angle of $12^{\circ} 47' 38''$; thence run along said curve a distance of 166.11 feet; thence run N $88^{\circ} 6' 6''$ W a distance of 343.84 feet to the point of beginning. Containing 1.15 acres, more or less.