

(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:
Joann Bailey
265 Cedar Grove Parkway
Alabaster, AL 35007



20100325000087250 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
03/25/2010 03:37:06 PM FILED/CERT

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 Joann Bailey (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


20100325000087250 2/2 \$16.00
Shelby Cnty Judge of Probate, AL
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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 88° 19' 57" W a distance of 36.51 feet to the right-of-way of Shelby County Highway No. 28; thence run N 47° 8' 39" W along said right-of-way line a distance of 728.93 feet to the point of beginning; thence continue along last described course a distance of 320.02 feet to the intersection of the Southerly right-of-way of Lynn Drive; thence run N 68° 1' 11" E along said right of way line a distance of 14.50 feet to the beginning of a curve to the right with a radius of 400.79 feet, a chord bearing of N 77° 50' 50" E, a chord distance of 136.81 feet, and a delta angle of 19° 39' 17"; thence run along said curve a distance of 137.49 feet; thence run N 87° 40' 28" E a distance of 158.32 feet to the beginning of a curve to the left with a radius of 504.40 feet, a chord bearing of N 78° 43' 42" E, a chord distance of 156.88 feet, and a delta angle of 17° 53' 33"; thence run along said curve a distance of 157.52 feet; thence run N 69° 46' 55" E a distance of 105.01 feet to the beginning of a curve to the right with a radius of 200.25 feet, a chord bearing of S 86° 44' 36" E, a chord distance of 159.54 feet, and a delta angle of 46° 56' 59"; thence run along said curve a distance of 164.09 feet; thence run S 63° 16' 6" E a distance of 50.00 feet; thence run S 25° 59' 16" W a distance of 224.64 feet; thence run S 77° 54' 49" W a distance of 438.39 feet to the point of beginning. Containing 3.44 acres, more or less.

Also, 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 88° 19' 57" W a distance of 36.51 feet to the right of way line of Shelby County Highway No. 28; thence run N 47° 8' 39" W along the said right of way line a distance of 1113.14 feet to the intersection of the Northerly right-of-way of Lynn Drive and the point of beginning; thence continue along last described course a distance of 263.25 feet; thence run S 67° 42' 4" E a distance of 250.84 feet; thence run S 73° 4' 4" E a distance of 123.74 feet to the Northerly right-of-way of Lynn Drive and the beginning of a curve to the left with a radius of 460.79 feet, a chord bearing of S 73° 06' 14" W, a chord distance of 164.58 feet, and a delta angle of 20° 34' 30"; thence run along said curve a distance of 165.47 feet to the point of beginning. Containing 0.38 acres, more or less.