

This instrument was prepared by:  
(Name) David N. Higdon  
(Address) 151 BIG OAK DR.  
MAYLENE AL 35114

Send Tax Notice to:  
(Name) James L. Hart  
(Address) 1730 Vestwood Hills Dr.  
BIRMINGHAM AL 35216

**WARRANTY DEED**

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

That in consideration of Twenty Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

DAVID N. HIGDON


(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES L. HART

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS "EXHIBIT A" and  
MADE A PART HEREOF AS IF TYPED HEREIN.

Shelby County, AL 05/12/2010  
State of Alabama  
Deed Tax : \$20.00

  
20100512000148780 1/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
05/12/2010 08:54:45 AM FILED/CERT

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11<sup>th</sup>  
day of May 2010, 19

\_\_\_\_\_  
(Seal) David N. Higdon (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY County } General Acknowledgment


I, THE UNDERSIGNED a Notary Public in and for said County,  
in said State, hereby certify that

David N. Higdon  
whose name(s) 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 \_\_\_\_\_ day of May 2010 ~~xxxx~~

2-18-2013  
My Commission Expires: \_\_\_\_\_  
M Christine Perkins  
Notary Public

EXHIBIT 'A'

  
20100512000148780 2/2 \$34.00  
Shelby Cnty Judge of Probate, AL  
05/12/2010 08:54:45 AM FILED/CERT

A part of the S 1/2 of the NW 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

To find the Point of beginning start at the Southwest corner of the NW 1/4 ; thence run North 0 degrees East along the West boundary of said Section 35 for a distance of 349.40 feet to a point; thence run North 32 degrees 55 minutes East 174.02 feet to the POINT OF BEGINNING; thence run South 9 degrees 12 minutes West 176.82 feet; thence run South 17 degrees 07 minutes East 193.38 feet; thence run North 63 degrees 13 minutes East 64.85 feet to the point of beginning of a curve to the right having a radius of 285.75 feet; thence run North 75 degrees 16 minutes East 119.31 feet along the chord to the end of said curve and the point of beginning of a curve to the left having a radius of 171.46 feet; thence run North 72 degrees 38 minutes 30 seconds East 86.87 feet along the chord; thence run North 46 degrees 07 minutes 28 seconds West 395.15 feet to the point of beginning; being situated in Shelby County, Alabama.