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Shelby Cnty Judge of Probate, AL
12/21/2010 10:17:44 AM FILED/CERT

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Charles R. and Gina K. Higdon
1012 Stoneykirk Road
Pelham, AL 35124

**STATE OF ALABAMA) WARRANTY DEED
COUNTY OF SHELBY) WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Two Hundred Eighty Four Thousand Nine Hundred and No/100ths (\$284,900.00) Dollars, and other good and valuable consideration paid to the undersigned **JAMES T. WASHER, JR. and LAURA L. WASHER, husband and wife**, (herein referred to as "Grantors"), in hand paid by **CHARLES R. HIGDON and GINA K. HIGDON, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 435 according to the Final Plat of StoneyKirk at Ballantrae, Phase 1, as recorded in Map Book 32, Page 11, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

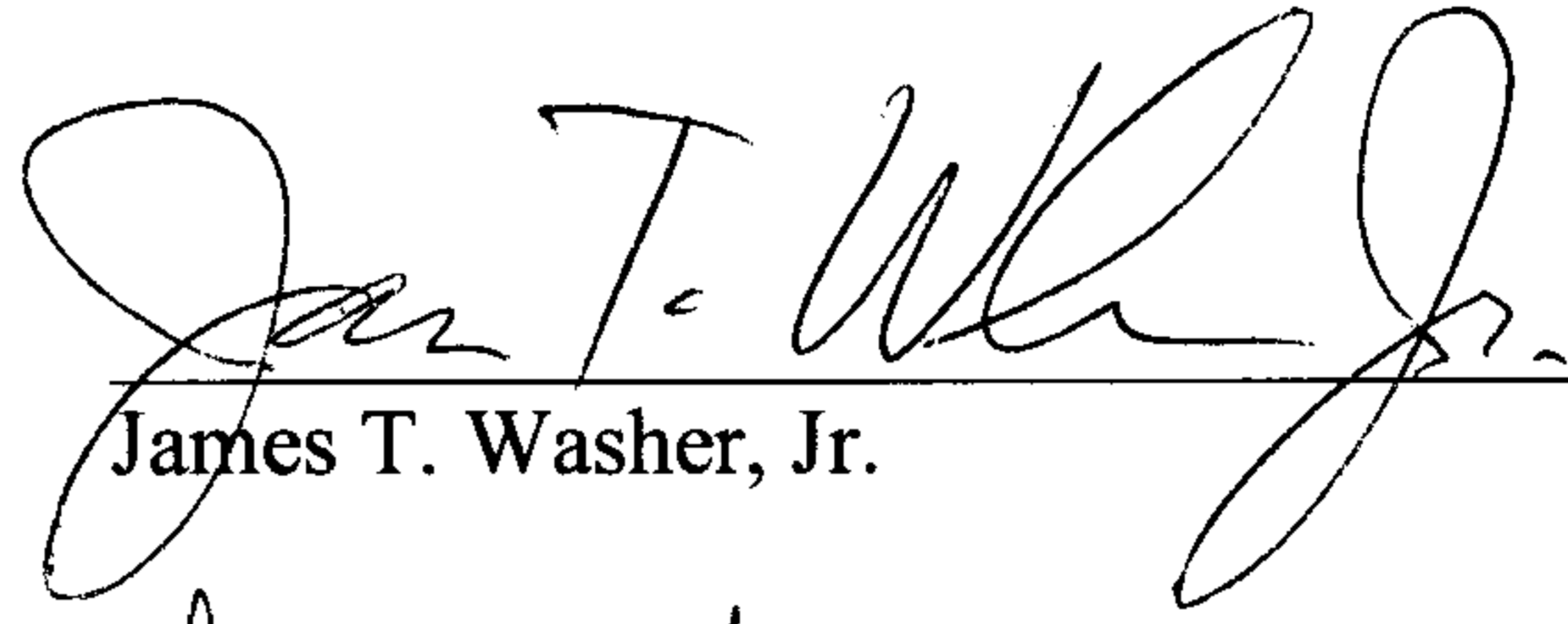
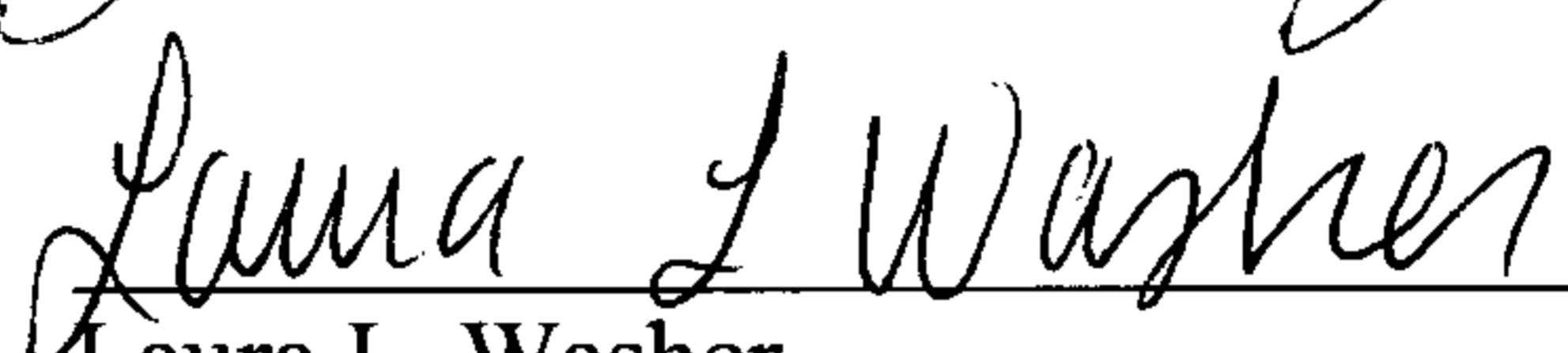
1. Existing easements, restrictions, set-back lines, right of way, limitations, of record. Mineral and mining rights excepted, not owned by Grantor.
2. Subject to Declaration of Protective Covenants for Stoneykirk at Ballantrae, Phase 1, as recorded in the Probate Office of Shelby County, Alabama, Instrument No. 20031001000660210.
3. Subject to Covenants for Storm Water Run-Off Control found in Deed recorded in Instrument 20050328000139140.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a

good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 27th day of October, 2010.



James T. Washer, Jr.

Laura L. Washer

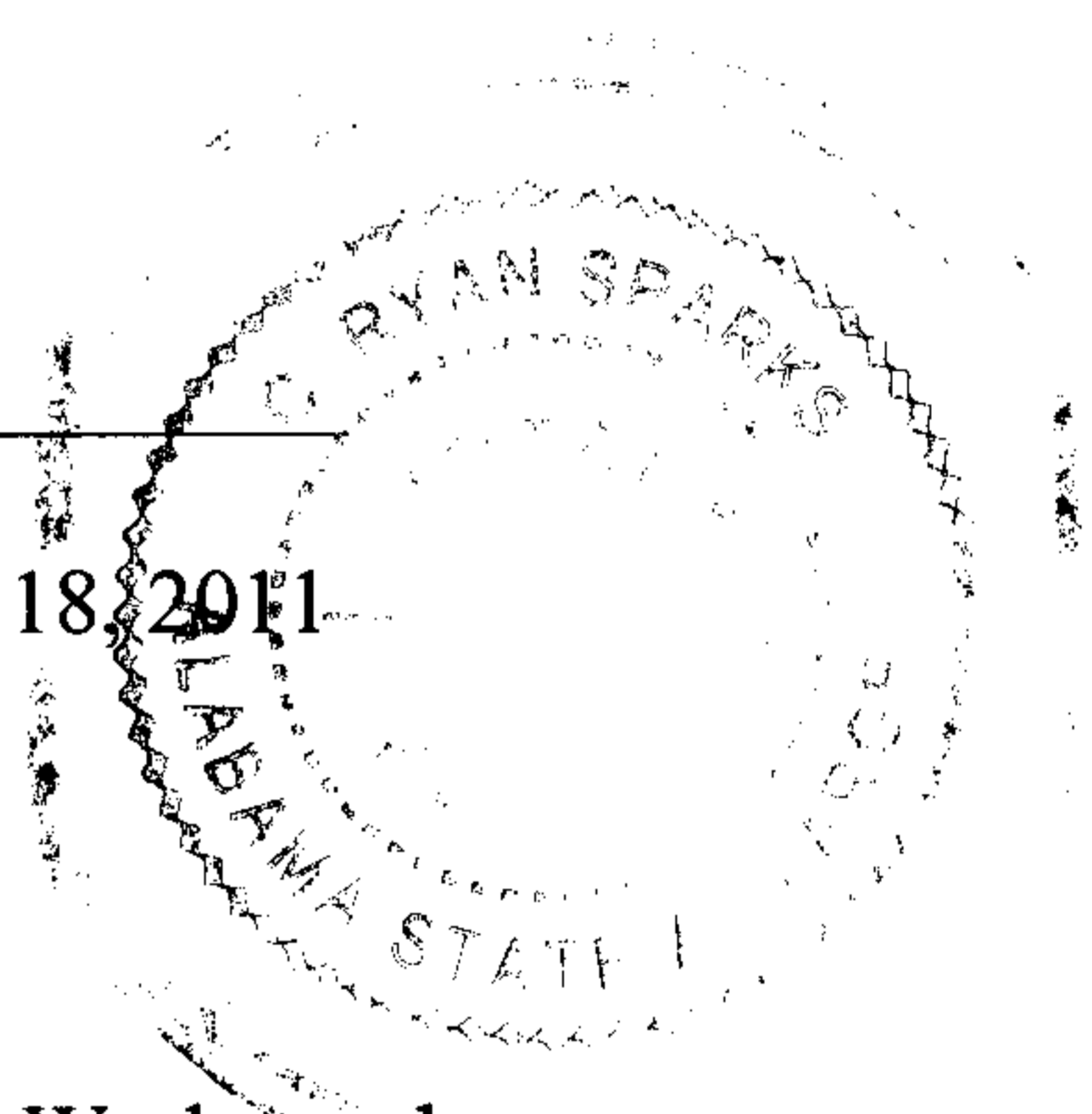
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that James T. Washer, Jr., whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 10th day of December, 2010.

(SEAL)


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

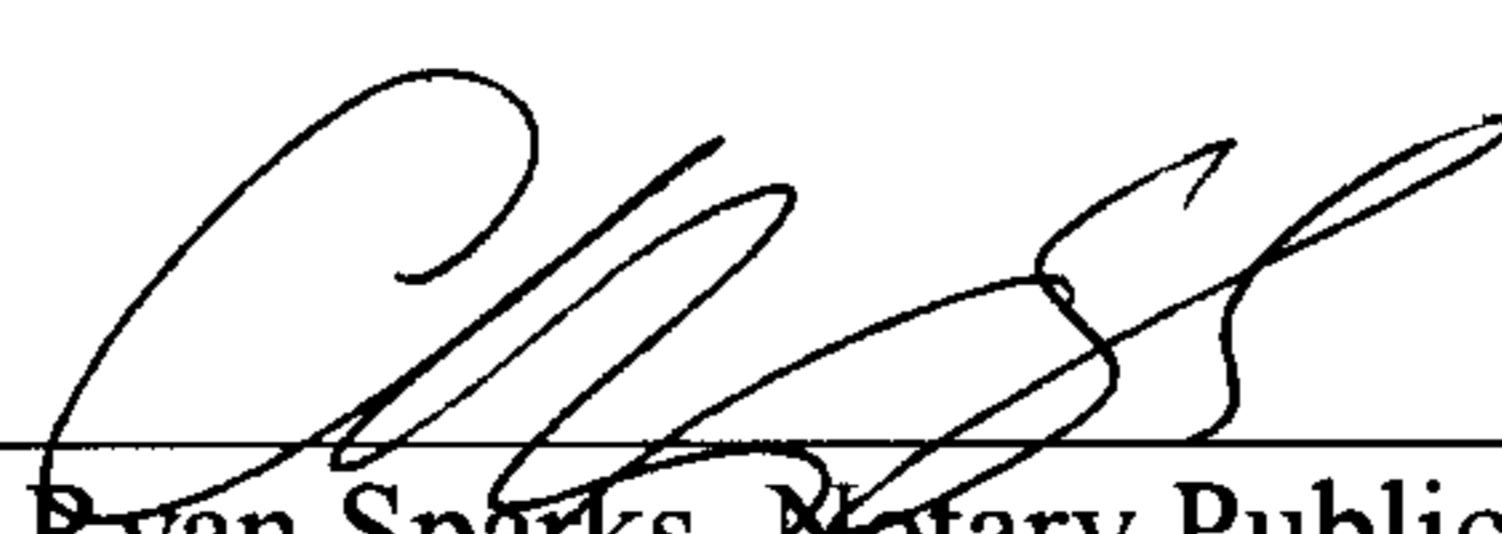


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Laura L. Washer, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 10th day of December, 2010.

(SEAL)


C. Ryan Sparks, Notary Public
My commission expires: December 18, 2011

