  
20110701000192200 1/2 \$93.00  
Shelby Cnty Judge of Probate, AL  
07/01/2011 12:58:56 PM FILED/CERT

Send tax notice to:

Patrick and Donna D. Higgins

1112 Indian Crest Drive

Indian Springs, AL 35124-3008

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

File No. BHM1100339

State of Alabama

County of Shelby

Shelby County, AL 07/01/2011  
State of Alabama  
Deed Tax: \$78.00

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighty Nine Thousand and 00/100 Dollars (\$389,000.00) in hand paid to the undersigned **Timothy B Higgins, a married man**, (hereinafter referred to as "Grantor"), by **Patrick Higgins and Donna D. Higgins** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Skyline Estates, First Sector, as recorded in Map Book 9, page 71, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**Subject property is not the Homestead of the Grantor; nor is it the Homestead of the Grantor's spouse.**

SUBJECT TO:

- 1) The lien of Ad Valorem taxes for the year 2011, and subsequent years.
- 2) Municipal improvements, taxes, assessments and fire district dues against subject property, if any.
- 3) Such state of facts as shown on the plat of Skyline Estates, First Sector, as recorded in Map Book 9, page 71, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
- 4) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 42, page 246, in the Probate Office of Shelby County, Alabama.
- 5) Restrictive covenants as setforth in Real Book 26, page 778.
- 6) Transmission line permit to Alabama Power Company and South Central Bell as setforth in Real Record 032, page 913.

**\$311,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

**TO HAVE AND TO HOLD** to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that he is free from all encumbrances except as noted above; that he has a good right to sell and convey the same as aforesaid; and that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Timothy B Higgins has hereunto set his signature and seal on June 24, 2011.

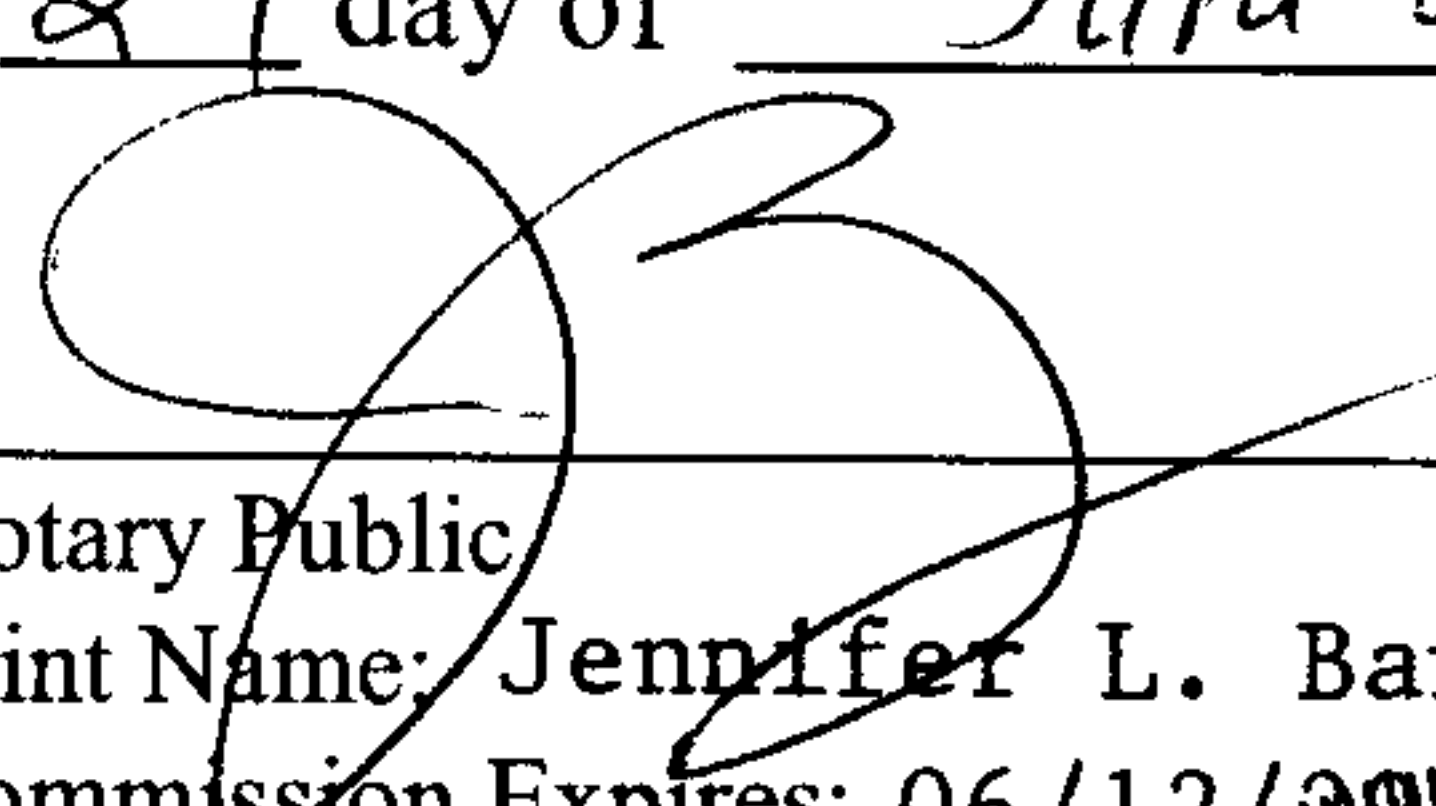
  
Timothy B Higgins

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy B Higgins, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of June 2011.

(NOTARIAL SEAL)

  
Notary Public  
Print Name: Jennifer L. Banik  
Commission Expires: 06/12/2013  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 12, 2013  
BONDED THRU NOTARY PUBLIC UNDERWRITERS  
