

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Instrument #20140929000303730

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
William W. Higdon and Loraine J. Higdon, Trustees
Higdon Family Living Trust
414 Knightsbridge
Alabaster, Alabama 35007-3912

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned,

WILLIAM W. HIGDON and LORAIN J. HIGDON, Husband and Wife,
whose mailing address is **414 Knightsbridge, Alabaster, Alabama 35007-3912**

(hereinafter referred to each singularly as "Grantor" and collectively as "Grantors"), in hand paid by

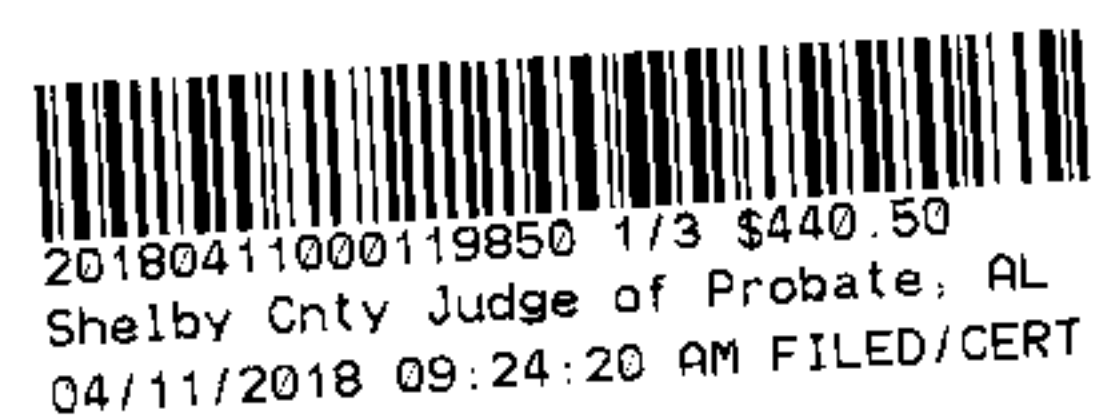
**WILLIAM W. HIGDON and LORAIN J. HIGDON, OR ANY SUCCESSOR(S),
AS TRUSTEES OF THE HIGDON FAMILY LIVING TRUST ORIGINALLY DATED
AUGUST 11, 2003, AS AMENDED AND RESTATED,
whose mailing address is 414 Knightsbridge, Alabaster, Alabama 35007-3912**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do by these presents **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "Property;" the Property having a **property address of 414 Knightsbridge, Alabaster, Alabama 35007**, and an **Assessor's Market Value of \$418,400.00**, as can be verified by the records of the Shelby County, Alabama Property Tax Commissioner, the Property being identified as Parcel No. 23-2-03 3 006 016.000), to-wit:

**LOT 42A, ACCORDING TO THE SURVEY OF RESURVEY OF LOTS 41
THROUGH 44, STERLING GATE, PHASE 4, AS RECORDED IN MAP BOOK 35,
PAGE 37, SHELBY COUNTY, ALABAMA RECORDS.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

Shelby County, AL 04/11/2018
State of Alabama
Deed Tax: \$418.50



This conveyance is made subject to the following:

1. Taxes and assessments for the current and subsequent years not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantors); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

NOTES:

1. The Property being conveyed hereby to the Grantee is specifically conveyed to the Grantee in the Grantee's fiduciary capacity as named herein, to have, hold, maintain and distribute as a part of the "Higdon Family Living Trust" created under, and in accordance with the terms of, that certain revocable trust agreement originally entered into on August 11, 2003, by William W. Higdon and Loraine J. Higdon, as both "grantors" and "trustees" thereunder, which revocable trust agreement was amended and restated in its entirety on June 9, 2014, was further amended and restated in its entirety on February 8, 2018, pursuant to that certain Second Restatement of the Higdon Family Living Trust Originally Dated August 11, 2003, and as the same may be further amended and/or restated from time to time (as so amended and restated, the "Trust Agreement") for the benefit of the beneficiary(ies) thereof as provided therein.

2. The said William W. Higdon and Loraine J. Higdon, being the grantors and trustees under the Trust Agreement, are one and the same persons as the Grantors herein.

3. The Property is and will continue to be the homestead of the Grantors, who are husband and wife. The Grantors are the primary beneficiaries of the Higdon Family Living Trust created under the Trust Agreement.

**[Remainder of Page Intentionally Left Blank -
Signature Page Follows]**


20180411000119850 2/3 \$440.50
Shelby Cnty Judge of Probate, AL
04/11/2018 09:24:20 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantors have hereunto set Grantors' hands and seals on this the 5th day of April, 2018.

Grantors:

William W. Higdon
William W. Higdon

Loraine J. Higdon
Loraine J. Higdon

STATE OF ALABAMA)
 :
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said county, in said state, hereby certify that William W. Higdon and Loraine J. Higdon, whose names 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2018.

[NOTARIAL SEAL]

Brittani Morris
Notary Public
My Commission Expires June 14, 2020

BRITTANI MORRIS
Notary Public, Alabama State At Large
My Commission Expires June 14, 2020

This document prepared by:

Katherine N. Barr, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727

Brittani Morris

20180411000119850 3/3 \$440.50
Shelby Cnty Judge of Probate, AL
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