

THIS INSTRUMENT PREPARED BY:

Brock G. Murphy Law Firm, LLC
Brock G. Murphy, Esq.
One Chase Corp Dr, #400
Birmingham AL 35244

SEND TAX NOTICES TO:

HIGGINBOTHAM OIL CO., INC.
562 Cahaba Valley Rd
Pelham, AL 35124

STATE OF ALABAMA)
 :
SHELBY COUNTY)

EXECUTOR'S DEED

KNOW ALL PERSONS BY THESE PRESENTS:

THAT pursuant to specific bequests contained within the Last Will and Testament of both Burnie A. Higginbotham and Viola Higginbotham, whose Estates are currently pending in the Probate Court of Jefferson County, Alabama, and are, collectively, the GRANTOR to this Deed by and through Burnie Higginbotham, Jr., the Personal Representative/Executor of both Estates, said GRANTOR hereby grants, bargains, sells and conveys unto Higginbotham Oil Company, Inc. ("GRANTEE"), and its successors and assigns, the following described real property situated in Shelby County, Alabama, viz:

Real property described in Exhibit A, which is attached hereto and incorporated herein by reference.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of encumbrances, liens, covenants, conditions and restrictions as may appear of record and/or as described in any Permitted Exceptions page of Exhibit "A".

TO HAVE AND TO HOLD unto the GRANTEE, and his successors and assigns, in fee simple, **FOREVER**.

IN WITNESS WHEREOF, Grantor has hereto set its signature and seal, as of this the 3rd day of June, 2019.

**ESTATES OF BURNIE ARNOLD
HIGGINBOTHAM, SR. AND VIOLA
HIGGINBOTHAM, GRANTOR**

By: 
Burnie Higginbotham, Jr., Executor


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Shelby Cnty Judge of Probate, AL
06/26/2019 10:08:27 AM FILED/CERT

STATE OF ALABAMA

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COUNTY OF SHELBY

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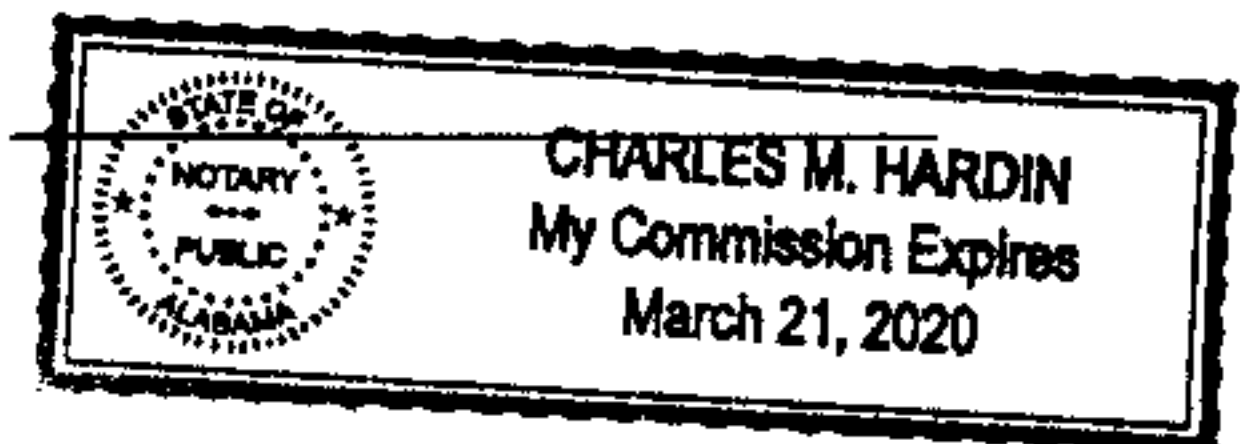
Before me, a Notary Public in and for said County and in said State, personally appeared **BURNIE HIGGINBOTHAM, JR.**, whose name as duly-authorized Personal Representative and/or Executor of both of the Estates of Burnie Arnold Higginbotham, Sr. and Viola Higginbotham, as Grantor, is signed to the foregoing instrument, and who is known to me or has been made known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily and as the act of said Estates.

Subscribed and sworn to before me this the 30 day of June 20 19, 2019.

[NOTARY SEAL]

Charles M. Hardin
Notary Public

My Commission Expires:



20190626000226600 2/4 \$26.00
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EXHIBIT A


20190626000226600 3/4 \$26.00
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LEGAL DESCRIPTION (2 Parcels)

Parcel: 10 9 31 4 001 007.006

A parcel of land situated in the Southeast Quarter of Section 31, Township 19 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southwest corner of the Southeast Quarter of said Section 31; thence in an Easterly direction, along and with the South line of Section 31, 1826.71 to a point; thence with a deflection of 122 degrees 59' 55" left (a right interior angle of 57 degrees 00' 05") a distance of 399.97 feet to a point on the Northerly right of way margin of Oak Mountain Park Road; thence continue last described course a distance of 846.69 feet to the point of beginning; thence continue along last course 349.11 feet to a point; thence with a deflection of 91 degrees 18' 39" right, 160.0 feet to a point; thence with a deflection of 90 degrees 0' 0" right 349.02 feet to a point; thence with a deflection of 90 degrees 0' 0" right, 152.01 feet to the point of beginning, forming a closing interior angle of 91 degrees 18' 39". Situated in Shelby County, Alabama.

Together with full rights of ingress and egress in, on, over, through and across the most Northerly 25 foot strip of land parallel to the right of way line of Alabama Highway 119 bounded by the North property line of the property described above and by the Southerly right of way of Alabama Highway 119, as described in Real Record 154, Page 727, in the Probate Office.

SUBJECT TO:

1. Limitation of access and abutters rights as conveyed to State of Alabama in Deed Book 302, Page 370, and Deed Book 302, Page 13, in Probate Office.
2. Transmission line permit to Alabama Power Company recorded in Deed Book 145, Page 378, in Probate Office.
3. Right of way to Shelby County as recorded in Deed Book 135, Page 2, in Probate Office.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Real Record 154, Page 727, in Probate Office.
5. Rights of other parties in and to the use of the easement described in Real Record 154, Page 727, in Probate Office.

Parcel: 10 9 31 4 001 007.011

Part of the S.E. ¼ of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said ¼ section, thence run East along the South Line of same for 1826.71 feet, thence 122 degrees 59' 53" left and run Northwesterly for 399.97 feet to a point on the Northerly right of way of Oak Mountain Park Road; thence continue Northwesterly

along the same course for 846.69 feet; thence 91 degrees 18' 39" right and run Northeasterly for 152.01 feet, thence 90 degrees 0' 0" left and run Northwesterly 349.02 feet to the Point of Beginning; thence 90 degrees 0' 0" left and run Southwesterly for 160.00 feet; thence 88 degrees 41' 21" right and run Northwesterly for 25.0 feet to a point on the South right of way line of Alabama Highway 119; thence 91 degrees 18' 39" right and run Northeasterly along said right of way line for 160.57 feet; thence 90 degrees 0' 0" right and run Southeasterly for 24.98 feet to the point of beginning. Said parcel contains 4,003 square feet, more or less, or .0919 acres, more or less.



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