

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-24-29636

Send Tax Notice To: Jamie Higgins
Ronnie Higgins

1227 Broken Bow Cr
Atabaster, AL 35007

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Five Thousand Dollars and No Cents (\$105,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jessica Layne Lansford**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jamie Higgins and Ronnie Higgins**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors spouse.

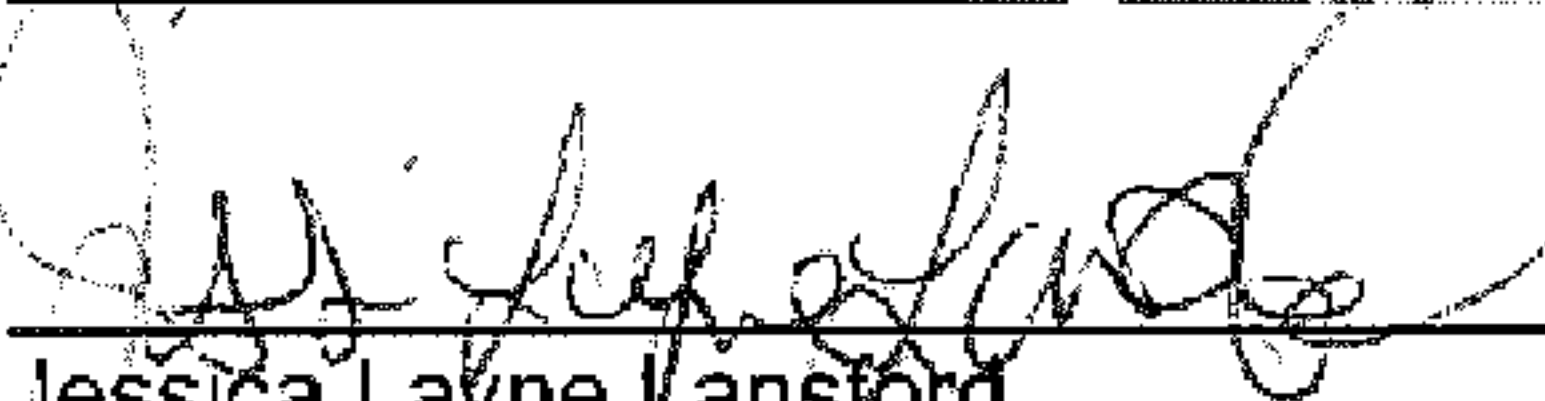
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22 day of

Feb, 2024.



Jessica Layne Lansford

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jessica Layne Lansford, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of Feb 2024.



Notary Public, State of Alabama

My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

A lot in Section 14, Township 24 North, Range 15 East ,described as follows:
Commence at the Southwest corner of Section 14, Township 24 North, Range 15 East, thence run East along the South line of said Section a distance of 963.00 feet; thence turn an angle of 88 degrees 58 minutes to the left and run a distance of 788.84 feet to the North right of way line of Shelby County Highway #71 and the point of beginning; thence continue in the same direction a distance of 530.13 feet to the North line of the Southwest Quarter of the Southwest Quarter of Section 14, Township 24 North, Range 15 East, thence turn an angle of 91 degrees 02 minutes to the left ad run West along the said North line a distance of 208.72 feet; thence turn an angle of 88 degrees 58 minutes to the left and run a distance of 275.83 feet; thence turn an angle of 82 degrees 16 minutes to the left and run a distance of 61.65 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 205.76 feet to the North right of way Highway #71; thence turn an angle of 85 degrees 23 minutes 30 seconds to the left and run along said right of way line a distance of 179.43 feet to the point of beginning. Situated in the Southwest Quarter of the Southwest Quarter, Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

Situated in Shelby County, Alabama.

