

This Instrument was Prepared by:

Send Tax Notice To: Phillip J. Willis

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

File No.: S-26-30976

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, 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, **William Henry Higgins**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Phillip J. Willis**, (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 2026 taxes 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 Grantor herein or 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 Grantee, his, her or their heirs and assigns forever.

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 4th day of February, 2026.

William Henry Higgins
William Henry Higgins

State of Alabama

County of Shelby

I, Michelle Gardner, a Notary Public in and for the said County in said State, hereby certify that William Henry Higgins, 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 4th day of February, 2026

Michelle Gardner
Notary Public, State of Alabama

My Commission Expires: 06-29-2028



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of said Section 14, Township 24 North, Range 15 East; thence run East along South line of said section for a distance of 665.0 feet to a point of beginning; thence continue along the last described course a distance of 309.07 feet; thence turn left 89 degrees 20 minutes 29 seconds and run northerly a distance of 698.14 feet to the South right of way line of County Road #71; thence turn left 74 degrees 02 minutes 44 seconds and run northwesterly along said right of way line a distance for 71.30 feet to a point of curve, said curve being to the left, having a radius of 1885.86 feet and an interior angle of 8 degrees 05 minutes 12 seconds; thence continue northwesterly along said South right of way line an arc distance of 266.17 feet; thence from the tangent of the last described course turn left 98 degrees 17 minutes 35 seconds and run South a distance of 774.22 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT:

Property conveyed in Quitclaim deed recorded in Inst. 2004052000026665 in the Probate Office of Shelby County, Alabama.

