

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:
(Name) Richard C. Shuleva, Attorney
(Address) P.O. Box 607
Pelham, AL 35124

Send Tax Notice to:

(Name) _____
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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Thousand Five Hundred Dollars (\$20,500.00)

to the undersigned grantor, Fogle Enterprises, Inc., a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Walter R. Higgins and wife, Julie D. Higgins,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 26, according to the survey of Camp Branch Estates, Second Addition, as recorded in Map Book 11, Page 104 A and B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights-of-way, limitations, if any, of record. Subject further to the restrictions attached hereto labeled Exhibit "A" and incorporated herein.

Subject further to an easement for ingress and egress, 30 feet in width and a distance of 250 feet in length, extending eastward from the east end of Timber Lane, the southern boundary of said easement being the northern boundary of the said Lot 26.

The legal description set out herein was furnished to preparer without the benefit of survey or title search.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by it President, F. Richard Fogle,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 01 day of January 19 90.

ATTEST:

FOGLE ENTERPRISES, INC.

By F. Richard Fogle
Its President, F. Richard Fogle

Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF SHELBY

90 JUL 17 PM 2:14

I, the undersigned, F. Richard Fogle
State, hereby certify that F. Richard Fogle
whose name as President of Fogle Enterprises, Inc.,
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public is and for said County in said

Given under my hand and official seal, this is day of

8-5-92

My Commission Expires

Julie D. Higgins
F.O. Box 26

Sammy Cooper
Notary Public