

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 ----- (\$1.00)----- DOLLARS  
and other good and valuable consideration,

to the undersigned grantor Tessie Mae Brown Higgins

in hand paid by James B. Higgins and wife, Tessie Mae Brown Higgins,

the receipt whereof is acknowledged we the said Tessie Mae Brown Higgins and  
husband, James B. Higgins,

do grant, bargain, sell and convey unto the said James B. Higgins and wife,  
Tessie Mae Brown Higgins

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Beginning at the point of the intersection of the southerly line  
of the right of way of the Southern Railway with the easterly line  
of the Old Montevallo and Selma public road, running thence  
easterly, along the said line of said right of way to the Montevallo  
depot grounds, a distance of five hundred seventy (570) feet, more  
or less; thence southwardly, along the line of said Depot Grounds,  
to the northerly line of the Montevallo and Centerville Highway,  
a distance of seventy-eight (78) feet, more or less; thence  
westerly, along said line of said Highway to its intersection with  
the easterly line of the said Old Montevallo and Selma public road,  
a distance of seven hundred (700) feet, more or less and thence  
northerly, along the said line of said Old Montevallo and Selma  
Public Road to the point of beginning, a distance of one hundred  
thirty-three (133) feet, more or less.

The grantees by the acceptance of this instrument assume and agree  
to pay any indebtedness secured by a mortgage or other lien on  
said property if there be such.

TO HAVE AND TO HOLD Unto the said James B. Higgins and wife, Tessie Mae  
Brown Higgins,

as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the  
parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the  
joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in  
fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and  
assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant  
with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises;  
that they are free from all encumbrances.

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, we have hereunto set our hands and seals,

this 29th day of May, 1959

WITNESSES:

Tessie Mae Brown Higgins (Seal.)  
Tessie Mae Brown Higgins

James B. Higgins (Seal.)  
James B. Higgins

(Seal.)



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Tessie Mae Brown Higgins

TO

James B. Higgins and wife,  
Tessie Mae Brown Higgins

MacLurell

## WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP



THIS FORM FROM

TITLE GUARANTEE &amp; TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

BOOK 202 PAGE 130

State of Alabama }  
Jefferson COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Tessie Mae Brown Higgins and husband, James B. Higgins, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

24<sup>th</sup> day of MayRobert M. W. Jones

Notary Public.

STATE OF ALABAMA }  
SHELBY COUNTY }  
I, Conrad M. Fowler, Judge of Probate hereby  
certify that the within Deed was  
filed in this office for record the 12 day  
of June 1959 at 2 o'clock P.M.  
and recorded in Deed Record 202  
page 129 and examined 6-18-59  
and the Mortgage Tax of \$ 2.00  
Deed Tax of \$ 2.00 has been paid.  
Fee \$ 1.41 Judge of Probate  
Conrad M. Fowler

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within Deed  
was filed for record the 12 day of June 1959 at 2 o'clock P.M. and  
recorded in Deed Record 202 at page 129 and the Mortgage Tax  
Deed Tax 2.00 has been paid.

Conrad M. Fowler  
Judge of Probate