

State of Alabama

SHELBY

County

4418 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED AND NO/100

DOLLARS

to the undersigned grantor s Arter Higgins and wife, Edna Higgins

in hand paid by Charles Higgins and wife, Ruth Wright Higgins

the receipt whereof is acknowledged we the said Arter Higgins and Edna Higgins

do grant, bargain, sell and convey unto the said Charles Higgins and Ruth Wright Higgins

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

Shelby

County, Alabama, to-wit:

Commence at a point where the East boundary of Spring Creek Road intersects the North boundary of the property of Arter Higgins, the same being the NW corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 21, Range 15 East and run thence Southerly along the East boundary of said Spring Creek Road 369 feet to point of beginning; thence run East 210 feet; thence South 210 feet; thence West 210 feet; to the East boundary of said road; thence Northerly along the East boundary of said road 210 feet to the point of beginning.

TO HAVE AND TO HOLD Unto the said Charles Higgins and Ruth Wright 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 seal,

this 30th day of June, 1961.

WITNESSES:

(Arter Higgins) (Seal.)
(Edna Higgins) (Seal.)
(Seal.)
(Seal.)

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TO

Return to 46 Pitt Homes
Lee Realty Homes
P.O. Box 283 Mobile, Ala.

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of

SHELEY

ALABAMA

COUNTY

141
510
515
250
141

I, *L. L. Shuler*

a Notary Public in and for said County, in said State,

hereby certify that Arter Higgins and Edna 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

30th day of June, 1961.

L. L. Shuler

Notary Public.

STATE OF ALA. SHELEY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-30-61

RECORDED & INDEXED TAX
& 50.00 TAX ON DEED
PD. ON 1-1-62

Conrad J. Shuler
JUDGE OF PROBATE