

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 LOVE & AFFECTION and the sum of ONE AND NO/100 DOLLARS

to the undersigned grantor Arter Higgins and wife, Edna Higgins

in hand paid by Arter Higgins and wife, Edna Higgins

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

do grant, bargain, sell and convey unto the said Arter Higgins and Edna 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 NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 11, Township 22, Range 15 East, and run thence Southerly along the East boundary of said Spring Creek Road 159 feet to the point of beginning; thence run East 210 feet; thence South 210 feet to the NE corner of Charles and Ruth Wright Higgins lot; thence West along the North boundary of said Charles & Ruth Wright Higgins lot 210 feet to the East boundary of said Spring Creek Road; thence Northerly along the East boundary of said lot, 210 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Arter Higgins and Edna 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 1st day of July, 1961.

WITNESSES:

STATE OF ALABAMA
SHELBY COUNTY

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

I, Lanice Brasher, a Notary Public in and for said County in said State, hereby certify that Arter Higgins and wife, 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 seal this 1st day of July, 1961.

Lanice Brasher
Notary Public

SEAL