

State of Alabama

SHELBY

County

2833

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and other consideration and love and affection DOLLARS

to the undersigned grantor W. E. Ray

in hand paid by T. A. and Elvena R. Higgins

the receipt whereof is acknowledged by the said W. E. Ray

do es grant, bargain, sell and convey unto the said T. A. and Elvena R. Higgins

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

Shelby County, Alabama, to-wit:

Commencing at the Northwest corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 13, Township 20, Range 1 West, and run thence N 84° 45' E along an old road a distance of 1773.0 feet to a point on the southwest right of way line of the Shelby County paved highway Number 49, which point shall be the point of beginning of the parcel of land herein described; thence run at right angles to this line S 5° 15' E 638.41 feet to an iron pin; thence turn 90° and run N 84° 45' E a distance of 378 feet to an iron pin; thence turn 90° and run N 5° 15' W a distance of 514.13 feet to an iron pin; thence turn 108° 12' and run N 77° 03' W a distance of 397.91 feet to the point of beginning.

Said parcel of land is lying in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20, Range 1 West and contains 5 acres, more or less.

TO HAVE AND TO HOLD Unto the said T. A. and Elvena R. 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 I do, for me and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that lawfully seized in fee simple of said premises; that they are free from all encumbrances,

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,
this day of

WITNESSES:

Martha Jordan
Billy J. Nolan

W E Ray (Seal.)
Zelma Ray (Seal.)
(Seal.)
(Seal.)

TO
Edward Higgins

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

Shelby

COUNTY

I, Helen F. Stinson

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

hereby certify that W. E. Ray and wife, Zelma Ray

whose name 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 20

day of April, 1962

Helen F. Stinson

Notary Public.

Notary Public, State of Alabama, My Comm. Expires Jan. 1, 1963

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT

WAS FILED ON

5-5 1962

RECORDED & \$ MTG. TAX

& \$ DEED TAX HAS BEEN

PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE