

5688

\$ 50.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Other Consideration and Fifty and No/100 (\$50.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Onnie Lee Higgins and wife, Sudie Mae Higgins
(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnny Howard and wife, Sara Howard
(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:

Begin at the Southwest corner of Section 14, Township 24 North, Range 15 East, and run thence North along the West line of said Section a distance of 662.4 feet to a point; thence turn an angle of 76 deg. 47 min. to the right and run a distance of 623.2 feet to a point on the North margin of a public road and the point of beginning of the lot herein described; thence turn an angle of 23 deg. 08 min. to the right and run a distance of 210.0 feet along said North margin of said public road to a point; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.0 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.0 feet to the point of beginning, containing one acre, more or less, and lying in the SW¹/₄ of SW¹/₄, Section 14, Township 24 North, Range 15 East, Shelby County, Alabama.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s), this 10th day of August, 19 65

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2/10/65
RECORDED & INDEXED TAX
& S. D. DED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

x Onnie Lee Higgins (Seal)
x Sudie Mae Higgins (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment
JUDGE OF PROBATE

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Onnie Lee Higgins and wife, Sudie Mae 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 10th day of August, A. D., 19 65

Notary Public.