

634

This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
BIRMINGHAM, ALA. 35203

dp 2501.00
du mty.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

JEFFERSON

COUNTY

} Know All Men By These Presents,

That in consideration of One Hundred and No/100----- DOLLARS

And Other Good and Valuable Consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is

acknowledged we, Thomas R. Higgins and wife, Reba King Higgins

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert E. Letson, Jr. and
wife, Peggy S. Letson

(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:

Nineteen acres, more or less, described as follows:

All that part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 19, Township 20 South, Range 1 East, lying South
of Shelby County Road No. 49 as now located, EXCEPT the following described parcel owned by
Paul Franklin and Joyce Fay Blevins and described as: Commence at the SE corner of the SE $\frac{1}{4}$
of the SW $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 East; thence run north along the east
line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 110.0 feet to the SW right of way of a paved County High-
way, being No. 49; thence turn an angle of 50 degrees 15 minutes to the left and run along said
right of way line a distance of 306.96 feet; thence turn an angle of 129 degrees 45 minutes to
the left and run a distance of 260.91 feet to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an
angle of 90 degrees 00 minutes to the left and run east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section
a distance of 236.00 feet to the point of beginning, situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 19,
Township 20 South, Range 1 East, containing 1 acre, in said exception.

Subject to easements and restrictions of record.

And as further consideration the grantees hereof, hereby expressly assume and promise to pay
that certain indebtedness secured by that certain mortgage executed by the grantors hereof, in
favor of Home Federal Savings and Loan Association, recorded in Mortgage Book 305, Page 612,
in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said
mortgage and the indebtedness secured thereby.

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: except as set out 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 and seal s , this 27
day of November , 19 68 .

WITNESS:

Thomas R. Higgins
Thomas R. Higgins
Reba King Higgins
Reba King Higgins

803
808
255
FOR 134

SPEIR, ROBERTSON and JACKSON
1300 City National Bank Bldg.
Birmingham, Alabama
RETURN TO
BOOK 255 PAGE 804

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

450
145
3.95

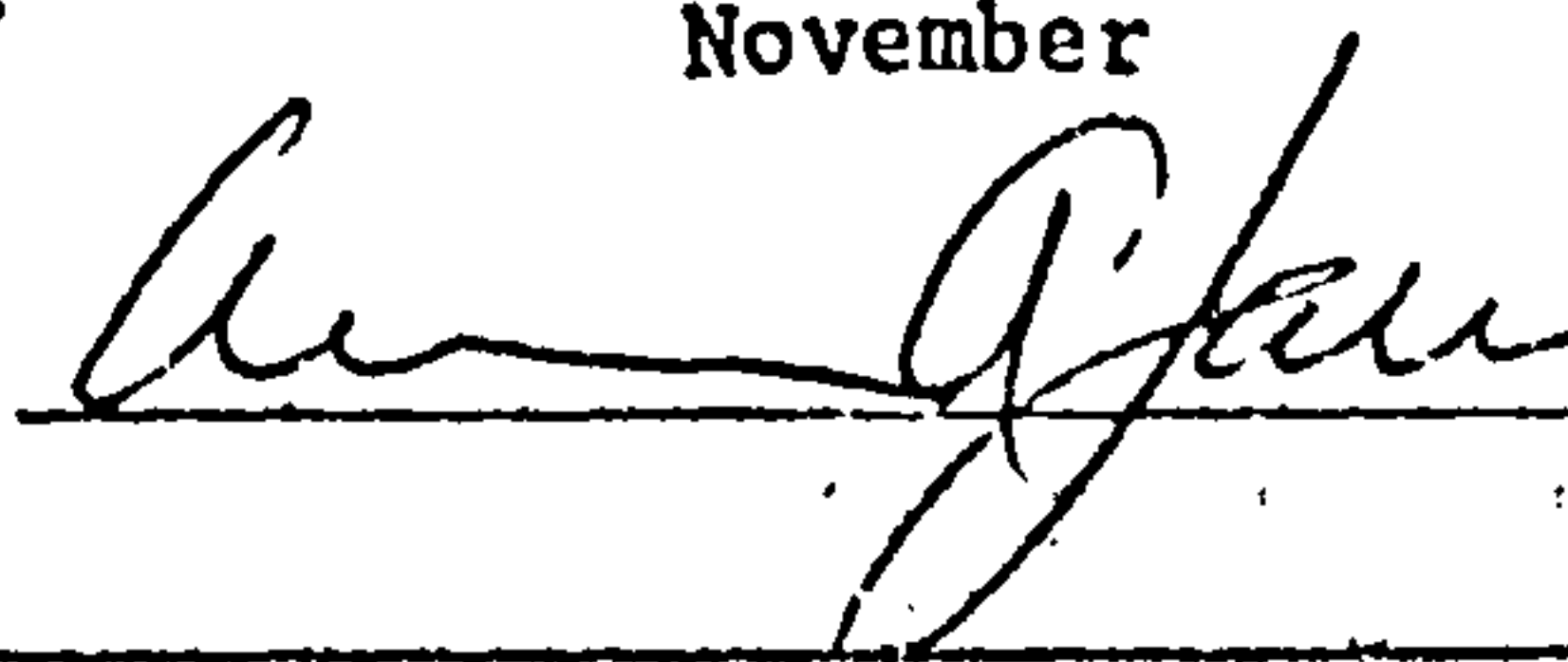
TO

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Thomas L.R. Higgins and wife, Reba King 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 27 day of November A. D., 19 68


Notary Public

State of }
COUNTY } General Acknowledgment

I, a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

State of }
COUNTY } Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public

RECORDED
INDEXED
DEC 27 1968
UCC FILED
REC. BK & P
NOTARY PUBLIC
STATE OF ALABAMA