

This instrument was prepared by

(Name) CHARLES D. COLE ATTORNEY AT LAW

(Address) 13-23rd AVENUE NORTH WEST, BIRMINGHAM, ALABAMA 35215

Form 1-1-5 Rev. 1-66

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 ONE HUNDRED DOLLARS

and other good and vlauable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Tessie B. Higgins, a divorced lady,

(herein referred to as grantors) do grant, bargain, sell and convey unto

Lawrence L. Malone and wife, Nell A. Malone

(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:

A lot situated in Town of Montevallo, Alabama and described as follows: Beginning at a point on the Northwest side of Nabors Street as shown by map of Lyman's Addition to Montevallo on record in the Probate Office of Shelby County, Alabama, if said Nabors Street were extended East to the Montevallo and Ashville road, which point is 150 feet Northeast of the Northeast side of Moody Street and run thence in a Northeasterly direction along said Nabors Street 115feet; thence Northwest and perpendicular to said Nabors Street 125 feet; thence Southwest and parallel with Nabors Street 115 feet; thence Southeast 125 feet to point of beginning.

The Grantor avers that she is also designated as Tessie Mae Brown Higgins and Tessie Brown Higgins in the various instruments to be found in the chain of title for the property in question. Grantor swears and affirms that she, Tessie B. Higgins, is the owner of the premises in question and is the same party designated as Tessie Mae Brown Higgins and Tessie Brown Higgins in the aforementioned chain of title.

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, I have hereunto set my hand(s) and seal(s), this the 10th day of July, 1969

WITNESS:

(Seal)

(Seal)

(Seal)

Tessie B. Higgins (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Marshall Tanner, a Notary Public in and for said County, in said State, hereby certify that Tessie B. Higgins, a divorced lady whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, 1969

Marshall Tanner Notary Public

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS
FILED FOR RECORD
1969 JUL 26 AM 10:22
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER
CONF. M. J. 3-1-69
JUNGE OF PR. 1-1-69

197
PAGE
BOOK 259