

This instrument was prepared by

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Form 1-15 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 TEN DOLLARS AND LOVE AND AFFECTION

XXXXXXXXXX

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

Arter Higgins and wife, Edna Higgins

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

James O. Schrader and wife, Bonnie Schrader

(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 part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, Township 24, Range 15 East, more particularly described as follows: Commence at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section for point of beginning; run thence in a Southerly direction along the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 208 feet to a point; thence turn to the left and run in an Easterly direction parallel with the Northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 416 feet to a point; thence turn to the left and run in a Northerly direction parallel with the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 208 feet to a point on the Northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn to the left and run Westerly along the Northern boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 416 feet to the point of beginning.

There is also conveyed to grantees, their heirs, successors and assigns the right to take water for domestic purposes from the spring located on land owned by grantors which said spring lies in an Easterly direction from the property herein above conveyed and approximately 310 feet therefrom, together with a right of way or easement 5 feet in width leading from said spring in a straight line to the midpoint of the eastern boundary of property hereinabove conveyed for the purpose of laying water lines, installing pumps or other mechanical means for carrying said water from said spring to the property here conveyed.

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Shelby Cnty Judge of Probate, AL
05/07/1971 12:00:00 AM FILED/CERT

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 23 day of April, 1970

Arter Higgins (Seal)
Edna Higgins (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arter Higgins and wife, Edna Higgins, whose name 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 23 day of April, A. D., 1970
Frank Smith
Notary Public.

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