

This instrument was prepared by

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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 TEN 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,
Arter Higgins and wife, Edna Higgins
(herein referred to as grantors) do grant, bargain, sell and convey unto

John R. Higgins and wife, Barbara A. Higgins
(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 SW¹/₄ of the NE¹/₄ of Section 14, Township 24, Range 15
East, Shelby County, Alabama, more particularly described as follows,
to-wit: Begin at the SW corner of said SW¹/₄ of NE¹/₄ of said Section 14
and run thence in a Northerly direction along the Western boundary of
said ¹/₄ ¹/₄ Section a distance of 832 feet to a point; thence turn to the
right and run Easterly parallel with the Southern boundary of said ¹/₄ ¹/₄
Section a distance of 261.8 feet to a point; thence turn to the right
and run Southerly parallel to the Western boundary of said ¹/₄ ¹/₄ Section
a distance of 832 feet more or less to a point on the southern boundary of
said ¹/₄ ¹/₄ Section; thence turn to the right and run westerly along the
southern boundary of said ¹/₄ ¹/₄ Section a distance of 261.8 feet to point
of beginning, containing 5 acres, more or less.

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 300 feet therefrom, together
with a right of way or easement 5 feet in width leading from said spring in a
straight line to the northeast corner 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.

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 22

day of April, 1972

STATE OF ALABAMA }
SHELBY COUNTY }
(Seal)
(Seal)
(Seal)

Arter Higgins (Seal)
Edna Higgins (Seal)
(Seal)

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Arter Higgins and wife, Edna 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 22 day of April, A. D., 1972

Nancy H. Brasher
Notary Public

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BOOK

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 APR 24 AM 9:31
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cotrol of Probate
JUDGE OF PROBATE