

This instrument was prepared by

(Name) WALLACE, ELLIS AND FOWLER

(Address) P. O. Box 587, Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
12/28/1972 12:00:00 AM FILED/CERT

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 Four Thousand and no/100 (\$4,000.00)----- DOLLARS

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

Virginia Higgins, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Henry C. Denman, Jr. and wife, Theresa H. Denman
(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:

Part of the S.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of Section 16, Township 19, South of Range 2, West, and
being more particularly described as follows; Commence at the N.E. Corner of said $\frac{1}{4}$ $\frac{1}{4}$
Section thence west along the north line of same a distance of 220.0 ft. thence $49^{\circ} 38'$
to the left in a southwesterly direction a distance of 25.02 ft. thence $80^{\circ} 46'$ to the
left in a southeasterly direction a distance of 150.0 ft. thence $80^{\circ} 46'$ to the right
in a southwesterly direction a distance of 247.63 ft. thence $92^{\circ} 24'$ to the left in a
southeasterly direction a distance of 30.03 ft. thence $87^{\circ} 36'$ to the left in a north-
easterly direction a distance of 10.0 ft. to the point of beginning, thence continue
along the last named course a distance of 120.11 ft. thence $89^{\circ} 59'$ to the right in a
southeasterly direction a distance of 217.41 ft. thence $89^{\circ} 42'$ to the right in a south-
westerly direction a distance of 130.36 ft. thence $105^{\circ} 35'$ to the right in a northwesterly
direction a distance of 62.76 ft. thence $17^{\circ} 40'$ to the left in a northwesterly direction
a distance of 157.50 ft. to the point of beginning.

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REC. BK. & PAGE AS SHOWN ABOVE
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SHELBY COUNTY, ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
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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 14th
day of December, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Virginia Higgins, an unmarried woman
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 14th day of December, A. D. 1972.

Carrie G. Phillips
Notary Public.