

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051 4821

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 and no/100-----DOLLARS

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

Virginia Higgins, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Henry C. Denman, Jr. and wife, Theresa Ann 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 SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 16, T19S, R2W, and being more particularly described as follows: Commence at the NE Corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section, thence in a westerly direction, and along the North line of same, for a distance of 220.00 feet, thence turn an angle of 49°38' to the left in a southwesterly direction for a distance of 25.02 feet, thence turn an angle of 80°46' to the left in a southeasterly direction for a distance of 150.00 feet, thence turn an angle of 80°46' to the right in a southwesterly direction for a distance of 247.63 feet, thence turn an angle of 92°24' to the left in a southeasterly direction for a distance of 186.40 feet, thence turn an angle of 17°40' to the right in a southeasterly direction for a distance of 64.00 feet, thence turn an angle of 105°35' to the left in a northeasterly direction for a distance of 202.18 feet to the point of beginning of the property described herein: thence continue along the last named course for a distance of 191.80 feet, thence turn an angle of 97°27' to the right in a southeasterly direction for a distance of 119.49 feet, thence turn an angle of 84°35' to the right in a southwesterly direction for a distance of 191.80 feet, thence turn an angle of 103°32' to the right in a northwesterly direction for a distance of 115.90 feet to the point of beginning.

The Purchase price recited above was paid from mortgage loan closed simultaneously herewith.

19730418000021220 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/18/1973 12:00:00 AM FILED/CERT

BOOK 279 PAGE 721

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 28 day of March, 1973.

WITNESS:

Helen B. Lakison (Seal)
Anita Cardwell (Seal)
Virginia Higgins (Seal)
Henry C. Denman Jr. (Seal)
Theresa Ann Denman (Seal)

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON
April 18 1973
RECORDED & \$ (Seal) 8:30 AM
see Mtg 230 - 333
\$ DEED TAX (Seal)
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA }
COUNTY } Courtesy H. Fowler General Acknowledgment
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia Higgins, a single 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 28 day of March, A. D. 1973.

John J. Robinson
Notary Public.