

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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, *see mtg 332-345*

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:

19730710000039070 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/10/1973 12:00:00 AM FILED/CERT

A part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 16 Township 19 South, Range 2 West 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 West along the North line of same a distance of 220.0 feet; thence 49 deg. 38' to the left in a Southwesterly direction a distance of 25.02 feet; thence 80 deg. 46' to the left in a Southeasterly direction a distance of 150.0 feet; thence 80 deg. 46' to the right in a Southwesterly direction a distance of 247.63 feet; thence 92 deg. 24' to the left in a Southeasterly direction a distance of 186.40 feet; thence 17 deg. 40' to the right in a Southeasterly direction a distance of 64.0 feet; thence 105 deg. 35' to the left in a Northeasterly direction a distance of 393.98 feet; thence 97 deg. 27' to the right in a Southeasterly direction a distance of 119.49 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 33.48 feet; thence 1 deg. 24' to the right a distance of 94.24 feet; thence 85 deg. 44' to the right in a Southwesterly direction a distance of 221.16 feet; thence 100 deg. 59' to the right in a Northwesterly direction a distance of 117.57 feet; thence 76 deg. 28' to the right in a Northeasterly direction a distance of 207.92 feet to point of beginning.

A portion of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 5th day of July, 1973.

WITNESS:

Michael W. McLeod (Seal)
Sherry Abernethy (Seal)
Alma H. Ellis (Seal)

Virginia Higgins (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, *Jefferson*, a Notary Public in and for said County, State, hereby certify that *Virginia Higgins* 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 5th day of July, A. D., 1973.

Ruth W. Ott
Notary Public, Alabama State
My commission expires June 4, 1974

BOOK 281 PAGE 225