

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

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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 ONE THOUSAND 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,

Virginia Higgins, unmarried

(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:

A part of the SW¹/₄ of the SE¹/₄ and also a part of the SE¹/₄ of the SE¹/₄ of Section 16, Township 19 South of Range 2 West, and being more particularly described as follows: Commence at the NE corner of the SW¹/₄ of the SE¹/₄ of said Section 16, thence in a westerly direction, and along the North line of same, for a distance of 220.0 feet; thence turn an angle of 49 deg. 38' to the left in a southwesterly direction for a distance of 25.02 feet; thence turn an angle of 80 deg. 46' to the left in a southeasterly direction for a distance of 150.00 feet; thence turn an angle of 80 deg. 46' to the right in a southwesterly direction for a distance of 247.63 feet; thence turn an angle of 92 deg. 24' to the left in a southeasterly direction for a distance of 30.03 feet; thence turn an angle of 87 deg. 36' to the left in a north-easterly direction for a distance of 130.11 feet to the point of beginning of the property described herein; thence continue along the last named course for a distance of 120.00 feet; thence turn an angle of 89 deg. 59' to the right in a southeasterly direction for a distance of 216.75 feet; thence turn an angle of 89 deg. 42' to the right in a southwesterly direction for a distance of 120.00 feet; thence turn an angle of 90 deg. 18' to the right in a northwesterly direction for a distance of 217.41 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
08/12/1973 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, I have hereunto set my hand(s) and seal(s), this 6 day of August, 1973.

WITNESS:

(Seal)
(Seal)
(Seal)

Virginia Higgins
(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 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 6 day of August, A. D., 1973.

Notary Public.