

This instrument prepared by

(Name)

(Address)



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Shelby Cnty Judge of Probate, AL
06/10/1974 12:00:00AM FILED/CERT

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of one dollar and exchange of like properties DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
T. A. and Elvena R. Higgins; E. O. and Mavis R. Roberson

(herein referred to as grantors) do grant, bargain, sell and convey unto

H. G. and Demoval R. Alexander

(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:

Begin at the SE corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 13, Township 20, Range 1 West for point of beginning; thence run West and across Yellow Leaf Creek approx. 200 feet, thence SW and along meanderings of said creek line to a point 686 feet East of West line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ Section 13, Township 20, Range 1 West; thence North 940 feet or more to a point on Higgins land; thence East 150 feet to a point; continue East 540.29 feet to point; thence South and along center of old road, and established line to Yellow Leaf Creek; thence East along creek to E line of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20, Range 1W; thence South to SE corner of said forty and point of beginning. (Plot one).

(Plot two)

Begin at a point 1030 feet east of NW corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 20, Range 1 W for point of beginning; thence run East along forty line 332.3 feet to old fence line; thence South along old fence line to point on ROW of Highway 49, thence NW along North side of Highway #49 ROW 406 feet to a point; thence North 1390 feet to point of beginning. Plot one and two consisting of approximately 23 acres more or less and situated in portions of SE $\frac{1}{4}$ Sec. 12, Township 20 Range 1 West and NW $\frac{1}{4}$ of Section 13, Township 20, Range 1 West.

BOOK 28 PAGE 301

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 8th day of June, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

T. A. Higgins
T. A. Higgins
Elvena R. Higgins
Elvena R. Higgins
E. O. Roberson
E. O. Roberson
Mavis R. Roberson
Mavis R. Roberson
JUDGE OF PROBATE
REC. EX. & PAGE AS SHOWN ABOVE
1974 JUN 10 PM 2:00
STATE OF ALABAMA SHELBY CO. COUNTY CLERK'S OFFICE

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that T. A. Higgins and wife, Elvena R. Higgins; E. O. Roberson and wife, Mavis R. Roberson 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 8th day of June, A. D. 1974

Martha B. Joiner
Notary Public.