

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW 7102

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 Rev. 1-56

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 other valuable consideration and Ten and No/100 (\$10.00) DOLLARS

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

Clyde Higgins and wife, Maebell Higgins

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

James Anthony Horton and wife, Brenda Joyce Horton

(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 lot in Section 14, Township 24 North, Range 15 East, described as follows:

Commence at the Southwest corner of Section 14, Township 24 North, Range 15 East; thence run East along the South line of said section a distance of 963.00 feet; thence turn an angle of 88 deg. 58 min. to the left and run a distance of 788.84 feet to the North right of way line of Shelby County Highway #71 and the point of beginning; thence continue in the same direction a distance of 530.13 feet to the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East; thence turn an angle of 91 deg. 02 min. to the left and run West along the said North line a distance of 208.72 feet; thence turn an angle of 88 deg. 58 min. to the left and run a distance of 275.83 feet; thence turn an angle of 82 deg. 16 min. to the left and run a distance of 61.65 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 205.76 feet to the North right of way of Highway #71; thence turn an angle of 85 deg. 23 min. 30 sec. to the left and run along said right of way line a distance of 179.43 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 14, Township 24 North, Range 15 East, Shelby County, Alabama, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated May 9, 1974.

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Shelby Cnty Judge of Probate, AL
07/19/1974 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, we have hereunto set our hand(s) and seal(s), this 10th

day of May, 1974

STATE OF ALABAMA }
SHELBY COUNTY }
U.C.C. FILE NUMBER OR REC. NO. & PAGE AS SHOWN ABOVE
1974 JUL 19 PM 2:10
JUDGE OF PROBATE

Clyde Higgins (Seal)
Maebell Higgins (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Clyde Higgins and wife, Maebell Higgins 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 10th day of May A. D., 1974

Mary D. Thompson
Notary Public.