302 Frank Nelson Building, Birming Alabama

ALABAMA TITLE CO., INC. WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

That in consideration of

Jefferson COUNTY

Know All Men By These Presents,

Forty Thousand Eight Hundred and No/100

DOLLARS

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

Thomas R. Higgins and wife, Reba King Higgins

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

Robert Edward Eagar Jr. and wife, Andree L. Eagar

(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 Shelby . County, Alabama to-wit: ın

Lot 5, in Block 9, according to the Survey of Navajo West Sector, of Navajo Hills, as recorded in Map Book 5, Page 80, in the Office of the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following:

1. Taxes due in the year 1975.

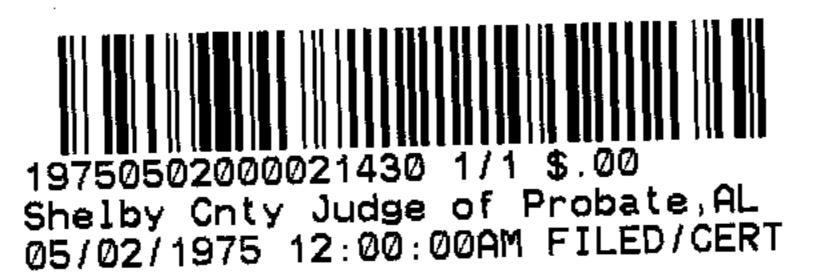
A 10 foot easement over Northerly side of subject property and a 7.5 foot easement over the Easterly side of subject property, all for public utilities, as shown by record plat.

Restrictions, conditions and limitations in Deed Book 270, page 219 and Misc. Book 1, page 500, which contain no reversionary clause.

4. Easements to Alabama Power Co., and Southern Bell Telephone and Telegraph Co. in Deed Book 271, page 560.

\$40,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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:

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.

our

IN WITNESS WHEREOF,

We have hereunto set

hand and seal

, this 1st.

day of

May

ist.

WITNESS:

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned a Notary Public in and for said County, in said State, Thomas R. Higgins and wife, Reba King Higgins hereby certify that signed to the foregoing conveyance, and who are whose name known to me, acknowledged before

me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this

executed the same voluntarily

day of

Notary Public

FORM #ATC-3

My Commission Expires October 18, 1976

they

May