

THIS INSTRUMENT PREPARED BY:
W. A. Jenkins, Jr.

302 Frank Nelson Building, Birmingham
Alabama

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

State of Alabama

Jefferson COUNTY

Know All Men By These Presents,

That in consideration of 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 in Shelby County, Alabama to-wit:

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.
2. 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.
3. 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.

19750502000021430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/02/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY -2 PM 9:18
Reed Just 50
Candice M. Shuler
JUDGE OF PROBATE

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.

IN WITNESS WHEREOF, We have hereunto set our hand and seal, this 1st. day of May, 1975.

WITNESS:

Thomas R. Higgins
Reba King Higgins

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Thomas R. Higgins and wife, Reba King 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 1st. day of May

A. D., 1975

Patricia A. Shuler