

This instrument was prepared by

(Name) Claiborne P. Seier, C/o SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 3103

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100 (\$7,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Harold A. Miller and wife, Judy Miller, and Charles B. Miller and wife, Lecta Miller (herein referred to as grantors) do grant, bargain, sell and convey unto

Burnie A. Higginbotham, Jr. and wife, Carolyn C. Higginbotham (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:

Commence at the southeast corner of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed west along the south boundary of said section for a distance of 1,778.67 feet; thence turn an angle of 100°25' to the right and proceed north 9°39' east for a distance of 407.9 feet to a point on the north right of way line of U.S. 280 Highway and the point of beginning. From this beginning point turn an angle of 17°21' to the right and proceed north 27°07' east for a distance of 171.5 feet; thence turn an angle of 91°40' to the left and proceed north 63°57' west for a distance of 249.96 feet; thence turn an angle of 85°27' to the left and proceed south 30°36' west for a distance of 171.5 feet to a point on the north right of way line of said highway; thence proceed southeasterly along the north right of way line of said highway for a distance of 258.62 feet to the point of beginning. The above described land is located in the SW 1/4 of the SE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

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19760310000020550 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/10/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1976 MAR 10 PM 3:46  
Seal Not. 700  
JUDGE OF PROBATE

DO 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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~our~~ (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 3<sup>rd</sup> day of ~~January~~ February, 1976

WITNESS:

Carolyn C. Carter (Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold A. Miller & wife, Judy Miller, and Charles B. Miller & wife, Lecta Miller 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 3<sup>rd</sup> day of ~~January~~ February 3 A. D., 1976

Hazel Bingham  
Notary Public.

Charles B. Miller (Seal)  
CHARLES B. MILLER  
Lecta Miller (Seal)  
LECTA MILLER  
Harold A. Miller (Seal)  
HAROLD A. MILLER  
Judy Miller (Seal)  
JUDY MILLER  
General Acknowledgment