

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty six thousand three hundred four and no/100 (\$36,304.00) DOLLARS and the assumption of the mortgage recorded in Volume 338, page 578, Probate Office of Shelby County, Alabama.

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

Florella B. Scott, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Timothy Brian Higgins and Alfina C. Higgins

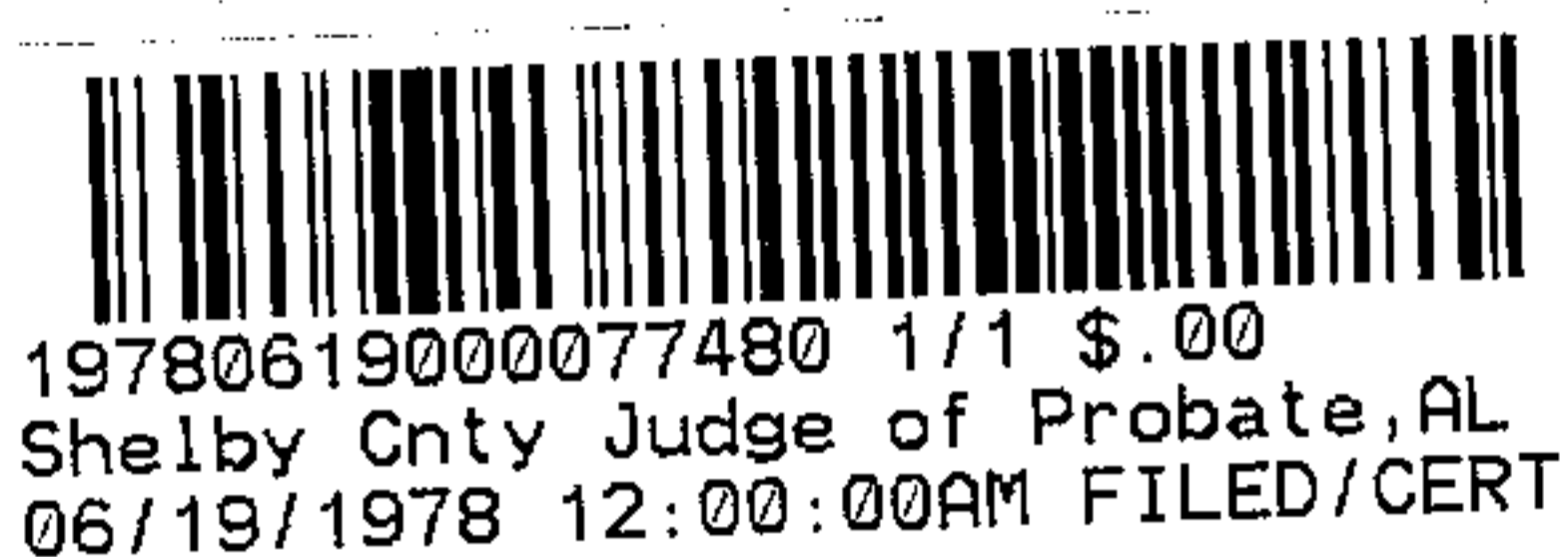
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 25-A, Block 1, according to a Resurvey of Lots 24 and 25, Block 1, according to Awtrey and Scott's Addition to Altadena South, as recorded in Map Book 7, page 58, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1978.

Subject to restrictions, easements and building lines of record.



By acceptance of this deed, grantees agree to assume the debt secured by the above mortgage.

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 ~~xxx~~ do for myself ~~xxxxxx~~ and for my (~~xxx~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~xxxxxx~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (~~xxx~~) have a good right to sell and convey the same as aforesaid; that I (~~we~~) will and my (~~cur~~) 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, I have hereunto set my hand(s) and seal(s), this 16th day of June, 1978

WITNESS:

STATE OF ALA, SHELBY CO.
I CERTIFY THIS

FLORELLA B. SCOTT

1978 JUN 19 AM 9:11 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

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General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Florella B. Scott, a single woman whose name s 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 16th day of June

LARRY L. HALCOMB

Notary Public