Hartman

1006

1510 Walnut Street, Philadelphia, Pa. 19102

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

State of Alabama

Know All Men By These Presents,

SHELBY

That in consideration of SEVENTY-TWO THOUSAND (\$72,000.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we ALSH, JR., JOHN M. SCHUBERT, H. JAMES SHEETZ, MORTON D. BOHN, JR., WILLIAM G. WALSH, JR., and FRANCIS P. CHAPPELL, Trustees under Declaration of Trust dated April 1, 1976

(herein referred to as grantors) do grant, bargain, sell and convey unto JERRY RAYMOND HIGDON and REBECCA LEE HIGDON. his wife

(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:

The North 3.7 feet of Lot 37 and Lot 38, Block I, according to the Plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

- 1. Said property is subject to those protective covenantsor restrictions recorded in Miscellaneous Book 21, pages 10-22, in the Office of the Judge of Probate of Shelby County, Alabama.
- 2. Easements, rights of way, and set-back lines of record.
- 3. Mineral and mining rights now owned by Grantor.
- 4. Any applicable zoning ordinances.

Trustees thereunder may act for all the Trustees. AND by Authority set forth under Declaration of Trust dated April 1, 1976, any two

Due Potg. 394 - 232

Due to - 750

Sh

Pec. 300

Sh

1150 JUL 25 M 8: 53

Shelby Cnty Judge of Probate, AL 07/25/1979 12:00:00AM 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 see 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 ail persons.

IN WITNESS WHEREOF, thev

their have hereunto set

handSand sealS

this

day of

PACE

BOOK

PENNSYLVANIA

Given under my hand and official seal this

. 1979.

General Acknowledgement

Declaration of Trust dated April 1,1976

PHILADELPHIA

hereby certify that william 6. Will'and million is Ban, Jr., Trustee's under Declaration of Irust dated whose names are signed to the formation known id me, acknowledged before capacitive assassichun Engstees me on this day, that, being informed of the contents of the conveyance they in their on the day the same bears date.

Notary Public

Form 3091

Notary Public, Phila., Phila. Co. My Commission Expires Sept. 4, 1982

Jan. 41.