

This instrument was prepared by

(Name) Samuel J. Martin

(Address) 1106 Ford Ave., B'ham., AL 35217



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Dollar (\$1.00) and other valuable considerations DOLLARS

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

Clyde W. Higgins

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

John Henry Higgins, Lola Mae Benson, Mary Louise Goodwin, Onnie Lee Higgins, Betty Ruth Rinehart, Sara Nell Howard, Brenda Joyce Horton

(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:

Begin at the Southwest corner of Section 14, Township 24 North, Range 15 East; thence run North along the West line of said Section a distance of 783.77 feet to the South right-of-way line of County Road #71; thence turn right 82°25'17" and run Easterly along said South right-of-way line a distance of 99.47 feet to a point of curve, said curve being to the right, having a radius of 1234.78 feet and an interior angle of 0°31'57"; thence continue Easterly along said right-of-way line an arc distance of 11.48 feet; thence from the tangent of the last described course turn right 97°02'46" and run South and parallel to the West line of said Section a distance of 799.82 feet to the South line of said section; thence turn right 90°46' and run West along said South Section line a distance of 110.0 feet to the point of beginning.

Containing 2.0 acres, more or less.

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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 (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 (XXXX) 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 (XXX) will and my (XXX) 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 1st day of May, 1984

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

1984 MAY -1 AM 10:33

Deed Tax 50
Rec'd 4.00
Paid 1.00
(Seal) 550

Clyde W. Higgins

Judge of Probate

(Seal)

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, Erlene B. Mayhew, a Notary Public in and for said County, in said State, hereby certify that Clyde W. Higgins, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he 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., 1984

John H. Higgins

Erlene B. Mayhew

Notary Public.