

This instrument was prepared by

(Name) Samuel J. Martin

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



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Jefferson Land Title Services Co., Inc.
318 21ST NORTH S. 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

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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

✓ Onnie Lee Higgins and wife Sudie Mae 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:

Begin at the Northwest corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 24 North, Range 15 East; thence run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 798.16 feet; thence turn right 90°33'50" and run South a distance of 321.72 feet; thence turn right 98°29'29" and run Northwesterly a distance of 359.44 feet; thence turn left 90° and run Southerly a distance of 170.83 feet to a point on the North right-of-way line of County Road #71, said right-of-way line being in a curve to the left, having a radius of 1314.78 feet and an interior angle of 13°54'56"; thence from the last described course turn right 96°25'13" and run Westerly along said North right-of-way line an arc distance of 319.32 feet to the point of tangent; thence continue Westerly along said North right-of-way line a distance of 88.83 feet to the intersection with the West line of said SW $\frac{1}{4}$; thence turn right 97°34'43" and run North along the West line of said section a distance of 455.16 feet to the point of beginning.

Said tract containing 6.6 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 (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, unless otherwise noted above; 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, I have hereunto set my hand(s) and seal(s), this 1st day of May, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1984 MAY -2 PM 3:14 (Seal)

JUDGE OF PROBATE (Seal)

Clyde W Higgins (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

EW COUNTY

General Acknowledgment

I, Erline B. Mayhew, a Notary Public in and for said County, in said State, hereby certify that Glyde W. Higgins whose name Glyde W. Higgins signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 1st of May, 19 84, 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., 19 84

rt. 1 Box 65
Shelby Co. 35143

Erline B. Mayhew
Notary Public.