

(Name) Samuel J. Martin
(Address) 1106 Ford Avenue, B'ham., Al. 35217



Jefferson Land Title Services Co., Inc.
318 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 }
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

✓ Betty Ruth Rinehart and husband McArthur Rinehart

(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 Southwest corner of Section 14, Township 24 North, Range 15 East; thence run East along the South line a distance of 385.0 feet to the point of beginning; thence continue along the last described course a distance of 280.0 feet; thence turn left 90°46' and run North a distance of 774.22 feet to the South right-of-way line of County Road #71, said right-of-way line being in a curve to the left, having a radius of 1885.86 feet and an interior angle of 0°52'18"; thence from the last described course turn left 81°42'25" to the tangent of said curve and run Westerly along said South right-of-way line an arc distance of 28.69 feet to the point of tangent; thence continue along said tangent a distance of 217.39 feet to a point of curve, said curve being to the left, having a radius of 1234.78 feet and an interior angle of 1°40'51"; thence continue along said right-of-way line an arc distance of 36.22 feet; thence from the tangent of the last described course turn left 95°44'26" and run South a distance of 806.63 feet to the point of beginning.

Said tract containing 5.1 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 (~~us~~) and for my (~~our~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we~~) 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, 1984.

WITNESS: STATE OF ALA. SHELBY CO. *Deed Tax .50*
I CLERK OF THIS *Rec. 1.50*
COUNTY *Ind. 1.00*
1984 MAY -3 AM 9:49 *Clyde W Higgins* (Seal)
3.00 (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment
I, Erline 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, 1st, 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.
Form ALA-31 P.O. Box - 28 Erline B. Mayhew
Shelby, Ala - 35142 Notary Public.