

(Name) Jesse M. Higginbotham Jr.
Rt 3, Box 3
 (Address) Pelham, Al. 35124

1542

This instrument was prepared by

(Name) Erline Mayhew
 (Address) Columbiana, Al. 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Five hundred DOLLARS

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

Estelle Bristow, a widow

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

Jesse M. Higginbotham Jr. and wife Emma Dell Bristow Higginbotham

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

PART of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West, more particularly described as follows:

Begin at the SW corner of said $\frac{1}{4}$ section and run thence east along the south line thereof, 921 feet to the east line of the Right of Way of the Montgomery-Birmingham Highway; thence run north 19 deg. 30 min. west along said line 438 feet to the north line of a road; thence run north 87 deg. 25 min. east 400 feet to a point of beginning of the land herein described; thence run north 19 deg. 30 min. west 104 feet; thence run south 87 deg. 25 min. west 181 feet; thence run south 19 deg. and 30 min. east 104 feet to the north side of a road; thence run north 87 deg. and 25 min. east along north side of said road 181 feet to the point of beginning; situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 20, Range 3 West.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1985 JAN 30 PM 1:07
Thomas W. Henderson
 JUDGE OF PROBATE

Deed tax - 50
 Rec. 2.50
 Ind. 1.00
 4.00

BOOK 016 PAGE 488

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 29 day of January, 19 85

WITNESS:

 (Seal) Estelle Bristow, a widow (Seal)
 _____ (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, Erline B. Mayhew, a Notary Public in and for said County, in said State, hereby certify that Estelle Bristow, a widow whose name Estelle Bristow signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 29, being informed of the contents of the conveyance they executed the same voluntarily on the day the same were made.

Given under my hand and official seal this 29 day of January, A.D., 19 85

Erline B. Mayhew Notary Public.