

SEND TAX NOTICE TO:

(Name) JESSE Higginbotham
Rt 3, Box 3
(Address) Pelham, Al. 35124

This instrument was prepared by

1541

(Name) Erline Mayhew

(Address) Columbiana, Al. 35051

Form 1-1-3 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 AND NO/100 DOLLARS

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

James W. Bussell and wife Patricia Ann Bussell

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

Emma Dell Higginbotham and husband Jesse 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:

Begin at the NW corner of NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 5, Twp 24 North, Range 15 East, run thence South along the Western boundary of said $\frac{1}{4}$ Section a distance of 435 feet to point of beginning; thence continue in the same direction a distance of 200 feet, more or less, to a point on the Northern boundary of dirt road; thence turn to the left and run in an Easterly direction along said Northern boundary of said road a distance of 100 feet to a point; thence turn to the left and run in a Northerly direction parallel with the Western Boundary of said $\frac{1}{4}$ Section a distance of 200 feet to a point due East of the Point of beginning; thence turn to the left and run 100 feet, more or less, to the point of beginning.

There is also conveyed to grantees, their heirs, successors, and assigns, forever, an easement 5 feet in width leading from the NE corner of the above property described and conveyed, in a Northeasterly direction to the well located on grantor's property in said $\frac{1}{4}$ section for the purpose of laying and maintaining a water line or pipe which will supply water from said well to the property here conveyed; there is also conveyed to grantees, their heirs, successors and assigns forever the right to take water from said well in common with the grantors, and the right to enter upon said grantors property for the purpose of installing and maintaining any and all pipe lines, pipes, or plumbing facilities.

STATE OF ALA. SHELBY CO.
I CERTIFY THAT
INSTRUMENT WAS FILED

1985 JAN 30 PM 1:06

INSTRUMENT WAS FILED

1985 JAN 30 PM 1:06

JUDGE OF PROBATE

Need tax .50
Rec 7.50
7.00
4.00

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, we have hereunto set our hand(s) and seal(s), this 7

day of January, 19 85

WITNESS:

Robert Sheppard (Seal)

Susan Miller (Seal)

(Seal)

James W. Bussell (Seal)

Patricia Ann Bussell (Seal)

(Seal)

STATE OF Florida }
Hillsborough COUNTY }

I, Regina J. Gillett, a Notary Public in and for said County, in said State,

hereby certify that James & Pat Bussell

whose name James signed to the foregoing conveyance, and who known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 7 day of January, A.D. 19 85

Notary Public, State Of Florida At Large
My Commission Expires Mar. 13, 1987

Notary Public