

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR.

SEND TAX NOTICE TO:

(Name) Steve Riggins  
Route 1, Box 121  
(Address) Vincent, Alabama 35178

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
Post Office Box 822  
(Address) Columbiana, Alabama 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 and no/100 DOLLARS

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

Juanita Yowe Riggins, a single woman; and Ruben Riggins, a married man

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

Ruben Riggins, Jr., Katie R. Lane, James Riggins, Dorothy R. Glenn, Robert Riggins, Steve Riggins, Angela R. Slaughter, Cedric Riggins, and Reginald Riggins

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

Shelby County, Alabama to-wit:

The East Half of the North Half of the following described property: Begin at the Southeast corner of the SW 1/4 of SE 1/4 of Section 36, Township 19, Range 2 East; thence West 44 feet; thence North 193.5 feet to point on West right of way of road which is point of beginning; thence North 335 feet; thence West 130 feet; thence South 335 feet; thence East 130 feet to the point of beginning. Containing one half acre, more or less.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF RUBEN RIGGINS, OR OF HIS SPOUSE.

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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

WITNESS:

\_\_\_\_\_, (Seal)

\_\_\_\_\_, (Seal)

\_\_\_\_\_, (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Juanita Yowe Riggins, a single woman

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 \_\_\_\_\_ she executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 25th day of February, A.D., 19 91

\*\* SEE REVERSE FOR ADDITIONAL ACKNOWLEDGMENT

Notary Public.

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Juanita Yowe Riggins (Seal)  
RUBEN RIGGINS (Seal)  
Ruben Riggins

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Ruben Riggins, a married man, 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 25<sup>th</sup> day of Feb., 1991.

G. FAYE McGUIRE  
Notary Public  
*State at Large, Alabama*  
My Commission Expires 8/14/94

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

91 FEB 26 PM 12:55

*Thomas H. Thompson*  
JUDGE OF PROBATE

|                  |       |
|------------------|-------|
| 1. Deed Tax      | 1.50  |
| 2. Altg. Tax     | 0.00  |
| 3. Recording Fee | 10.00 |
| 4. Indexing Fee  | 0.00  |
| 5. No. Cert. Fee | 0.00  |
| 6. Certified Fee | 1.00  |
| Total            | 12.50 |

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THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP.  
Title Insurance  
BIRMINGHAM, ALA.

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

RETURN TO

TO