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SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) James O. Schrader
Bonnie Schrader
(Address) 616 Higgins Road
Shelby, AL 35143-9758

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822 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 Twenty Thousand and no/100 ----- DOLLARS

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

John R. Higgins and wife, Barbara A. Higgins

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

James O. Schrader and wife, Bonnie Schrader

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

Shelby County, Alabama to-wit:

A part of the SW 1/4 of the NE 1/4 of Section 14, Township 24, Range 15 East, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of SW 1/4 of NE 1/4 of said Section 14 and run thence in an Easterly direction along the Southern boundary of said 1/4-1/4 Section a distance of 261.8 feet to point of beginning; thence turn to the left and run Northerly parallel with the Western boundary of said 1/4-1/4 Section a distance of 832 feet to a point; thence turn to the right and run Easterly parallel with the Southern boundary of said 1/4-1/4 Section a distance of 261.8 feet to a point; thence turn to the right and run Southerly parallel with the Western boundary of said 1/4-1/4 Section a distance of 832 feet to a point on the Southern boundary of said 1/4-1/4 Section; thence turn to the right and run Westerly a distance of 261.8 feet to the point of beginning.

Subject to restrictions, easements and rights of way of record.

**MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

11/01/1993-34212
02:27 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 1st day of November, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

John R. Higgins (Seal)
Barbara A. Higgins (Seal)
Barbara A. Higgins (Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John R. Higgins and Barbara A. Higgins whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Central State Bank under my hand and official seal this 1ST day of November, 1993
P. O. Box 180
Calera, AL 35040
John Collins Notary Public
MY COMMISSION EXPIRES JAN. 29, 1994

Inst # 1993-34212