

9.50

Central State Bank
P. O. Box 180
Calera, AL 35040

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
(Address) P.O. Box 822, Columbiana, AL 35051

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Seventy Five Thousand and no/100 -----dollars

to the undersigned grantor, Central State Bank a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Walter R. Higgins, Sr. and wife, Julie D. Higgins
(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.

A parcel of land located in the Northeast Quarter of Section 30, Township 21 SAouth,
Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast Quarter of Section 30; thence run West along the North line
of Section 30 a distance of 49.47 feet to a point on the West Right-of-Way of Shelby
County Highway #87; thence left 89 degrees 23 minutes 48 seconds along said R.O.W. a
distance of 775.86 feet; thence continue along the same course a distance of 68.63
feet to the Point of Beginning; thence continue along the same course Southerly
290.99 feet; thence right 89 degrees 53 minutes 17 seconds leaving said R.O.W. a
distance of 109.00 feet; thence right 89 degrees 45 minutes 02 seconds a distance of
157.00 feet; thence left 89 degrees 50 minutes 15 seconds a distance of 22.28 feet;
thence right 89 degrees 48 minutes 51 seconds a distance of 133.73 feet; thence right
90 degrees 02 minutes 43 seconds a distance of 132.89 feet to the Point of Beginning.
According to the survey of Barton F. Carr, Reg. No. 16685, dated January 7, 1994.

** MORTGAGE TAX PAID ON MORTGAGE FILED SIMULTANEOUSLY HERewith **

Inst # 1994-03719

02/03/1994-03719
02:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William M. Schroeder, Sr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of January 19 94

ATTEST:
Dorothy Downs Schroeder
Dorothy Downs Schroeder Secretary

Central State Bank
By *William M. Schroeder, Sr.*
William M. Schroeder, Sr. President

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that William M. Schroeder, Jr. and Dorothy Downs Schroeder
whose name as President and Secretary of Central State Bank
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 31 day of January 19 94
Charity D Morris
MY COMMISSION EXPIRES OCTOBER 1, 1999 Public

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