

20.50

This Form Provided By  
**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: Control State Bank  
P. O. Box 280  
Calera, AL 35040  
(Name) Charles Higgins  
P.O. Box 823  
(Address) Calera, AL 35040

This instrument was prepared by

(Name) Mike T. Atchison, Attorney  
(Address) P.O. Box 822 Columbiana, Alabama 35051

Form 1-1-8 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 Fifty seven thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Sue Nix individually and as executrix under the will of Lois Burt Crider in  
Docket Number 32-349

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Charles Bruce Higgins and Tommie Lou Higgins

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

SHELBY County, Alabama to-wit:

Lots 1 and 2, in Block 255, of and according to the Map and Survey of J.H. Dunstons  
of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

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

\*\*\$47,501.90 Mortgage Tax Paid on Mortgage Recorded Simultaneously Herewith.

Inst # 1994-27236

09/02/1994-27236  
01:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.50

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, I have hereunto set my hand(s) and seal(s), this 29th  
day of August, 19 94

WITNESS:

\_\_\_\_\_  
(Seal) Sue Nix (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) Sue Nix Executrix (Seal)  
Sue Nix as Executrix under the will  
of Lois Burt Crider Docket Number 32-349


STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority a Notary Public in and for said County, in said State,  
hereby certify that Sue Nix  
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 29th day of August, A. D., 19 94  
SEE REVERSE SIDE FOR ADDITIONAL NOTARY [Signature] Notary Public.

I the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sue Nix, as Executrix under the will of Lois Burt Crider, Docket Number 32-349, 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 27<sup>th</sup> day of August A.D., 1994.

  
Notary Public  
My Commission Expires 11/01/97

Inst # 1994-27236

09/02/1994-27236  
01:43 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 20.50