

96111090
SEND TAX NOTICE TO:

This instrument prepared by:
Buddy Rawson

(Name) Faith Michael Self
(Address) 1616 Highway 87
Calera, Alabama 35040

Warranty Deed
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of \$ SEVENTY THOUSAND AND NO/100----- DOLLARS (\$70,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,
Walter Robert Higgins, Sr. and Julie D. Higgins
Husband and Wife
(herein referred to as grantors) do grant, bargain, sell and convey unto Faith Michael Self

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Commence at the Southwest corner of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama. Thence North 3 degrees, 52 minutes, 46 seconds East 575.00 feet to the Point of Beginning and a 5/8" rebar, thence North 3 degrees, 35 minutes, 48 seconds East 167.11 feet to 5/8" rebar, thence South 87 degrees, 59 minutes, 52 seconds East 525.04 feet to a 5/8" rebar, thence South 3 degrees, 35 minutes, 48 minutes West 167.11 feet to a 5/8" rebar, thence North 87 degrees, 59 minutes, 52 seconds West 525.04 feet back to the Point of Beginning. Lying and being situated in the Southwest Quarter and the Southwest Quarter of Section 20, Township 21 South, Range 2 West, Shelby County, Alabama.

12/01/1995-34439
12:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 24.00

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/I have set our/my hand(s) and seal(s), this 22nd day of November, 1995.
Signed, sealed and delivered in the presence of:

_____ (Seal)	<u>Walter Robert Higgins, Sr.</u> (Seal)
_____ (Seal)	<u>Julie D. Higgins</u> (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY }

I, Sherri T. Doss, a Notary Public in and for said County, in said State, hereby certify that
Walter Robert Higgins, Sr. and wife, Julie D. Higgins
whose name(s) 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.

Given under my hand and official seal this 22nd day of November A.D., 1995

Sherri T. Doss

Notary Public

MY COMMISSION EXPIRES 9-22-99

My Commission Expires: