

This instrument was prepared by:

Grantees' address:
916 McClain Road
Bessemer, Alabama 35023

✓ Conwill & Justice
P.O. Box 557 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) and love and affection, to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Elvena R. Higgins, a widow (herein referred to as GRANTOR, whether one or more) does give, grant, bargain, sell and convey unto Thomas A. Higgins, Jr. and Vera 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 to-wit:

An undivided one-half interest in and to the following described property:

Begin at NW corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West for beginning; thence N along W side SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 1 West 145 feet to ROW of Shelby County Road #49; thence SE along highway ROW 476 feet to a point; thence S 638.41 feet; thence East 228 feet; thence South 940 feet to Yellow Leaf Creek; thence SW along meanderings of Creek to intersection West line of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West; thence North along West side of SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West to NW corner of said forty, Section 13, Township 20 South, Range 1 West; continue North along W line of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West to NW corner of said forty, Section 13, Township 20 South, Range 1 West, containing approximately 23 acres, more or less. Being portions of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 20 South, Range 1 West and a portion of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 1 West.

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LESS AND EXCEPT that portion of the above described property previously conveyed as described in deeds recorded in Real Book 111, Page 831, and Real Book 112, Page 836, in the Probate Office of Shelby County, Alabama.

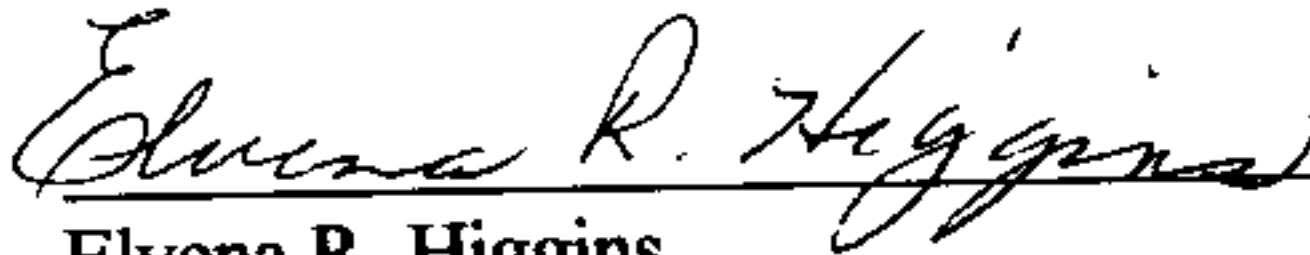
Grantor is the surviving Grantee named in deed recorded in Deed Book 287, Page 300, in the Probate Office of Shelby County, Alabama.

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 contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this

30th day of June, 1999.


Elvena R. Higgins

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elvena R. Higgins, a widow, 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 30th day of June, 1999.



William R. Jenkins
Notary Public

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