

SEND TAX NOTICE TO:

(Name) Burnie Higginbotham
P. O. Drawer W
 (Address) Calera, Alabama 35040

This instrument was prepared by

(Name) ✓ V. Wayne Causey, Attorney at Law

(Address) P. O. Drawer D, Calera, AL 35040

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 Sixteen Thousand and No/100 (\$16,000.00) DOLLARS

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

Florence Imogene Joyner, a married woman

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

Burnie Higginbotham, Sr. and Burnie Higginbotham, Jr.

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

Shelby

County, Alabama to-wit:

Lot Number 16 of the Shelby Lime Company's Allotment of lands at Calera in said County and State, said lot having 75 feet frontage on Montgomery Avenue, formerly called the Harkins road, and a depth of 175 feet, more or less, to an alley in the rear, and known as the Frederick Endress property. Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

90 MAY 25 AM 11:53

Thomas A. Shanderson, Jr.
 JUDGE OF PROBATE

1. Deed Tax	\$ <u>16.00</u>
2. Mtg. Tax	\$ <u>0.00</u>
3. Recording Fee	\$ <u>2.50</u>
4. Indexing Fee	\$ <u>3.00</u>
5. Notary Fee	\$ <u>0.00</u>
6. Certified Fee	\$ <u>1.00</u>
Total	\$ <u>22.50</u>

The above described property does not constitute the homestead of the above named grantor or grantor's spouse.

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 27th

day of APRIL, 1990

WITNESS:

 (Seal)

Florence Imogene Joyner
 Florence Imogene Joyner (Seal)

 (Seal)

 (Seal)

 (Seal)

 (Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Florence Imogene Joyner, a married woman

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 27th day of APRIL, A.D., 1990

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