

THIS INSTRUMENT WAS PREPARED BY

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

SEND TAX NOTICE TO

Kenneth A. & Tina Hearn
100 Reach Circle
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *Forty Nine Thousand Nine Hundred Dollars (\$49,900.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Jesse Higginbotham and wife, Emma D. Higginbotham**, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto, **Kenneth A. Hearn and wife, Tina Hearn**, (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, any and all interest we may own in a parcel of land situated in Shelby County, Alabama, described as follows:

Lot 4, Block 1, according to the survey of Lake Lane, First Section, as recorded in Map Book 5, Page 110 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, limitations, rights-of-way, if any, of record.

The legal description set out herein were furnished to preparer by the grantor herein without the benefit of survey.

*Thirty-Nine Thousand Nine Hundred Dollars (\$39,900.00) of the above-recited purchase price was paid from a mortgage loan closed simlutaneously herewith.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

24th IN WITNESS WHEREOF, we have hereunto set our hands and seals this FEB, 1994

Jesse Higginbotham
Jesse Higginbotham
Emma D. Higginbotham
Emma D. Higginbotham

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jesse Higginbotham and wife, Emma D. Higginbotham**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under our hand and official seal this 24th day of FEB, 1994.

6-20-96
My Commission Expires

[Signature]
Notary Public
Inst # 1994-06241

[hear-k.cls\25

02/25/1994-06241
10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

Inst # 1994-06241