



20120423000137500 1/1 \$204.50  
Shelby Cnty Judge of Probate, AL  
04/23/2012 08:53:44 AM FILED/CERT

**\* NO TITLE EXAM \***

This instrument was prepared by:  
D. Barron Lakeman  
Lakeman, Peagler, Hollett & Alsobrook, LLC  
1904 Indian Lake Drive, Suite 100  
Birmingham, Alabama 35244

Send Tax Notice To:  
Frank O. Higgins  
1309 Berwick Circle  
Birmingham, Alabama 35242

**JOINT SURVIVORSHIP  
QUIT CLAIM DEED**

Shelby County, AL 04/23/2012  
State of Alabama  
Deed Tax: \$192.50

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **One Hundred Ninety Two Thousand Four Hundred and 00/100 (\$192,400.00)** in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Willie G. Creswell and Margaret E. Creswell, Husband and Wife**, herein referred to as Grantor(s), do hereby remiss, release, and quit claim to **Frank O. Higgins and Karen D. Higgins**, hereinafter called Grantee(s), for and during their joint lives and upon death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 76, according to the Survey of First Addition of Greystone Ridge Garden Homes, as recorded in Map Book 16 page 32 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Subject to existing easements, current taxes, restrictions and covenants, Set-back lines, rights of way and mortgages, if any, of record.**

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE(S), 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 GRANTEE(S) herein) in the event one grantee here 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 GRANTEE(S) herein shall take as tenants in common, forever.

This description provided to D. Barron Lakeman by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owner(s) of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in this document.

**THIS IS THE HOMEPLACE OF THE GRANTOR.**

Given under my hand and seal this 10 day of APRIL, 2012.

Willie G. Creswell  
Willie G. Creswell

Margaret E. Creswell  
Margaret E. Creswell

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Willie G. Creswell and Margaret E. Creswell, Husband and Wife**, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of APRIL, 2012.

My Commission Expires:  
MY COMMISSION  
EXPIRES ON :  
APRIL 16, 2013

Notary Public Juanita M. Fenell