

1877
This instrument was prepared by
Frank K. Bynum, Attorney
(Name)

3410 Independence Drive, Birmingham, Alabama 35209
(Address)

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND TWO HUNDRED FORTY AND NO/100-----(\$15,240.00)DOLLARS
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

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

Douglas M. Higginbotham and wife, Jane M. Higginbotham

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

Billy R. Stephens and wife, Linda Stephens

(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:

Lot 18, according to Scottsdale, as recorded in Map

Book 6, Page 101, in the Office of the Judge of Probate

of Shelby County, Alabama.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance
of that certain mortgage to Engel Mortgage Company, Inc., as recorded in Volume 365, Page 459;
and assigned to The First National Bank of Birmingham by instrument recorded in Misc. Volume
20, Page 502, in the Office of the Judge of Probate of Shelby County, Alabama.

19781018000139630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/18/1978 12:00:00AM FILED/CERT

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 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 have hereunto set our hand(s) and seal(s), this 16th
day of October, 1978

WITNESS:

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE (Seal)

DECEMBER 18 AM 9:02 (Seal)

(Seal)

Douglas M. Higginbotham (Seal)

Jane M. Higginbotham (Seal)

(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

Deed 15.50
Rec. 1.50
Sub. 1.00
18.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Douglas M. Higginbotham and wife, Jane M. Higginbotham
whose names 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 16th day of October, A. D., 1978

BYNUM AND BYNUM

ATTORNEYS AT LAW

3410 INDEPENDENCE DRIVE

BIRMINGHAM, ALABAMA 35209

Frank K. Bynum

Notary Public.