

WARRANTY DEED

SEND TAX NOTICE TO:
RICHARD K. O'NEAL, JR.
4900 OLD HICKORY CIRCLE
BIRMINGHAM, AL 35244

THE STATE OF ALABAMA,
SHELBY COUNTY.

(\$98,900.00)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of NINETY-EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, TIMOTHY BRIAN HIGGINS & ALFINA C. HIGGINS, HUSBAND & WIFE

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto RICHARD K. O'NEAL, JR. AND ELIZABETH A. O'NEAL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein referred to as GRANTEE(S), heirs and assigns, the following described Real Estate, situated in the County of SHELBY, and State of Alabama. to-wit:

LOT 25-A, BLOCK 1, ACCORDING TO A RESURVEY OF LOTS 24 AND 25, BLOCK 1, ACCORDING TO AWTREY AND SCOTT' ADDITION TO ALTADENA SOUTH, AS RECORDED IN MAP BOOK 7, PAGE 58, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS CONVEYANCE IS MADE SUBJECT TO ALL EASEMENTS, RESTRICTIVE COVENANTS, RESERVATIONS AND RIGHTS OF WAY APPEARING OF RECORD AFFECTING THE PROPERTY.

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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.

1	14.00
2	2.50
3	2.00
4	1.00
5	1.00
6	1.00
7	20.50

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), their heirs and assigns FOREVER. And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hand s and seal s, this 26th day of July 19 90

WITNESS:

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

90 AUG 22 PM 12: 29

Timothy Brian Higgins (L.S.)
TIMOTHY BRIAN HIGGINS (L.S.)
Alfina C. Higgins (L.S.)
ALFINA C. HIGGINS (L.S.)

THE STATE OF ALABAMA,
Jefferson COUNTY.

JUDGE OF PROBATE

I, Brenda C. Sandlin, a Notary Public in and for said State Alabama, hereby certify that TIMOTHY BRIAN HIGGINS & ALFINA C. HIGGINS, HUSBAND & WIFE

whose name S 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 26th day of July 19 90
Brenda C. Sandlin Notary Public.

FOR RECORDING ONLY

BY COMMISSION EXPIRES APR. 21, 1992

PORTERFIELD, HARPER & MILLS, P.A.

#2 OFFICE PARK CIRCLE, SUITE 1

PO BOX 530790

BIRMINGHAM, ALABAMA

251530790