

This instrument was prepared by

(Name) Anthony D. Snable, Attorney

(Address) 2700 Highway 280 South, Suite 101
Birmingham, AL 35223

Send Tax Notice To: Jerry Raymond Higdon

name
3820 Kanross Drive

address
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 DOLLARS

and other good and valuable consideration

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

John H. Bunch and wife, Debbie L. Bunch

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

Jerry Raymond Higdon and Rebecca Lee Higdon

(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 38 and the North 3.7 feet of Lot 37, Block 1, according to the Survey of Selkirk, a Subdivision of Inverness, as recorded in Map Book 6, page 163, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1994.
2. Easements, conditions, restrictions and reservations of record.

Inst # 1994-04254

02/08/1994-04254
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 9.50

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, we have hereunto set our hand(s) and seal(s), this 28th

day of January, 1994

WITNESS:

(Seal)

(Seal)

(Seal)

John H. Bunch
(Seal)

Debbie L. Bunch
(Seal)

(Seal)

STATE OF North Carolina
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John H. Bunch and wife, Debbie L. Bunch whose name 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 28th day of January, A.D., 1994

Michelle J. Rowe
Notary Public
Commission Expires: Dec 13, 98