

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

That in consideration of EIGHTY-FOUR THOUSAND AND 00/100 DOLLARS (\$84,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, FLORENCE HUGGINS, an unmarried woman (herein referred to as Grantor), do grant, bargain, sell and convey unto EDWARD BRRON BUNN AND TARA D. BUNN, as joint tenants with right of survivorship, (herein referred to as Grantees), the following described real estate situated in SHELBY County, Alabama to wit:

Lot 5, Block 5, according to the Map and Survey of Green Valley, 2nd Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.

All of the consideration herein is from a purchase money first mortgage.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1995 taxes are currently a lien but are not yet due and payable.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of September, 1995.


FLORENCE HUGGINS

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that FLORENCE HUGGINS, 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 and having full authority to sign said deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 1995.

Notary Public: 
My commission expires: 7/23/97

Prepared by: Mark E. Tippins, Attorney,
4 Office Park Circle, #215 Birmingham, Alabama 35223
(205) 870-4343

Send tax notice to: Edward Bunn, 308 Mardis Lane, Montevallo, Al. 35115

10/02/1995-27540
09:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

Inst # 1995-27540