

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

FRANK L. NELSON
389 Shades Crest Road
Birmingham, AL 35226

SCOTTIE L. HIGGINBOTHAM
CARLA M. HIGGINBOTHAM
3157 Woodbridge Drive
Birmingham, AL 35242

STATE OF ALABAMA COUNTY OF SHELBY

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ---TEN AND NO/100'S DOLLARS (\$ 10.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I/We, GEORGE DAVID LYNCH AND WIFE, MARY ANN LYNCH, hereinafter referred to as Grantor(s), whether one or more), do by these presents, grant, bargain, sell and convey unto SCOTTIE L. HIGGINBOTHAM AND WIFE, CARLA M. HIGGINBOTHAM, hereinafter 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 21, according to the Survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR(S) does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of May, 1998.

George David Lynch
GEORGE DAVID LYNCH

Mary Ann Lynch
MARY ANN LYNCH

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GEORGE DAVID LYNCH AND WIFE, MARY ANN LYNCH, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 22ND day of May, 1998.

Notary Public

Margaret McLea
My Commission Expires: 2-5-99

Inst # 1998-20981

Value \$1000

06/08/1998 09:44 AM
SHELBY COUNTY JUDGE OF PROBATE
08:44 AM CERTIFIED
5:50

Inst # 1998-20981