

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
Edwin C. Starbird and Denise K.
Starbird
212 Windchase Drive
Birmingham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Fifty-Five Thousand and 00/100 (\$255,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William H. Huff, Jr., a married man and Amy C. Huff, his wife** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Edwin C. Starbird and Denise K. Starbird**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 52, according to the Survey of Windchase, Givianpour's Addition to Meadow Brook, as recorded in Map Book 18, Page 55 A & B, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000.
Existing covenants and restrictions, easements, building lines and limitations of record.

of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

Inst # 2000-14980

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09:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WMS 24.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns; that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 1st day of May, 2000.


William H. Huff, Jr.


Amy C. Huff

STATE OF ALABAMA)

COUNTY OF Mobile)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William H. Huff, Jr., a married man and Amy C. Huff, his wife, 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 Instrument they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 1st day of May, 2000.


NOTARY PUBLIC

AFFIX SEAL

My Commission Expires:

My Commission Expires 10/15/2001

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