OLAYTON T. SWEENEY, ATTORNEY AT LAW

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 390E Birmingham, AL 35223 Send Tax Notice To: Kenneth S. Huggins and Elizabeth H. Huggins 103 Chelsea Village Lane Chelsea, Al. 35043

STATE OF ALABAMA	)	
	:	JOINT SURVIVORSHIP DEED
COUNTY OF SHELBY	)	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty-Nine Thousand Nine Hundred and 00/100 (\$189,900.00), and other good and valuable consideration, this day in hand paid to the undersigned A. Wayne Sikes, and wife\ Enid G. Sikes, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, Kenneth S. Huggins and Elizabeth H. Huggins, (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 9, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, page 133, in the Probate Office of Shelby County, Alabama.

## Subject To:

Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines and limitations of record.

\$\frac{170,910.00}{\text{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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Inst # 2001-20808

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O1:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 33.00

IN WITNESS WHEREOF, said GRA	NFORS have hereunto set their hands and seals this the <b>15th</b> day of <b>May</b> , <b>200</b> 1
Manuel	en de la companya del la companya de
A Wayne Sikes /	
Enid D. Sikes	
Enid G. Sikes	
STATE OF ALABAMA	)
COUNTY OF JEFFERSON	)
whose name is signed to the foreg	ic, in and for said County and State, hereby certify that A. Wayne Sikes going conveyance and who is known to me, acknowledged before me o e contents of the Instrument he executed the same voluntarily on the da
IN WITNESS WHEREOF. I have he	reunto set my hand and seal this the 15th day of May, 2001.
NOTARY PUBLIC My Commission Expires:	
in y commission Expires.	
STATE OF ALABAMA	)
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COUNTY OF JEFFERSON	<b>)</b>
name is signed to the foregoing co that, being informed of the content bears date.	, in and for said County and State, hereby certify that Enid G. Sikes , whos onveyance and who is known to me, acknowledged before me on this da ts of the Instrument she executed the same voluntarily on the day the sam
IN WITNESS WHEREOF, I have he	ereunto set my hand and seal this the 14 th day of May, 2001.
Much Crawford	
NOTARY PUBLIC  My Commission Expires: 7/22/4	·—· 57
My Commission Expires: // ////////	

Inst # 2001-20808

05/22/2001-20808 01:19 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE 002 CJ1 33.00