

SEND TAX NOTICE TO:

(Name) James E. Breckinridge

This instrument was prepared by

(Address) 5050 Indian Valley Rd.
B'ham, Al. 35244

(Name) James E. Breckinridge

(Address) 5050 Indian Valley Rd., B'ham, Al. 35244

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,


20030714000444240 Pg 1/1 41.00
Shelby Cnty Judge of Probate, AL
07/14/2003 14:07:00 FILED/CERTIFIED
DOLLARS

That in consideration of Thirty Thosand and no/100 (30,000,00)

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

Jinger L. Bowen Bittinger and husband Daniel Albert Bittinger II

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

James E. Breckinridge and wife Joyce P. Breckinridge

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Beginning at the Southwest corner of the NE 1/4 of ~~the~~ NE 1/4 of Section 18, Township 18, Range 2 East and run thence North 420 feet; thence run East 237 feet; thence North 105 feet; thence run East 420 feet to the point of beginning of the lot herein described; thence continue East 463 feet; thence run North 105 feet; thence run West 463 feet; thence run South 105 feet to the point of beginning.

Subject to existing easements, restriction, setback lines, rights of ways, limitations, if any, of record.

This property does not constitute the homestead of Jinger L. Bowen Bittinger or Daniel Albert Bittinger II.

This property was inherited from Brenda B. Bowen Estate.

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, _____ have hereunto set _____ hand(s) and seal(s), this _____ day of _____, 19____.

WITNESS:

(Seal)

(Seal)

(Seal)

Jinger L. Bowen Bittinger (Seal)
Daniel Albert Bittinger II (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

I, Helen M. Gay, a Notary Public in and for said County, in said State, hereby certify that Jinger L. Bowen Bittinger + Daniel Albert Bittinger II whose name _____ signed to the foregoing conveyance, and who _____ known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of July A. D., 19 2003
Helen M. Gay
Notary Public.