


✓ This instrument was prepared by:
CHAMBLEE, MALONE & ASSOCIATES, L.L.C.
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO: *S.M.*
K. LUCILLE HUDECZ
~~534 FOWLER LANE~~ *45 RIDGE VIEW WAY*
~~SHELBY, ALABAMA 35143~~ *SPRINGVILLE, AL 35146*

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED


20040629000357430 Pg 1/1 58.00
Shelby Cnty Judge of Probate, AL
06/29/2004 12:57:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty-Five Thousand and 00/100 (\$235,000.00) DOLLARS**, to the undersigned GRANTOR in hand paid by GRANTEES the receipt whereof is hereby acknowledged, I, **JUNE E. WIGGINS, AN UNMARRIED WOMAN** (hereinafter referred to as GRANTOR), do hereby grant, bargain, sell and convey unto, **K. LUCILLE HUDECZ AND JOHN A. HUDECZ** (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, lying and being in the County of Shelby, State of Alabama, to-wit:

LOTS 20 AND 21, ACCORDING TO THE MAP OF THE 1974 ADDITION TO SHELBY SHORES, PHASE II, AS RECORDED IN MAP BOOK 6, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

JUNE E. WIGGINS IS THE SURVIVING GRANTEE OF THAT CERTAIN DEED RECORDED IN BOOK 295, PAGE 545. THE OTHER GRANTEE JAMES E. WIGGINS HAVING DIED ON OR ABOUT THE *July 1, 1990*.

SUBJECT TO: (1) Taxes for the year 2000 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$188,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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, together with every contingent remainder and right of reversion.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 herein above set forth, and that GRANTOR will, and GRANTOR'S 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 17th day of June, 2004.

June E. Wiggins
JUNE E. WIGGINS

STATE OF ALABAMA)
):
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **JUNE E. WIGGINS, AN UNMARRIED WOMAN** 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 signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of June, 2004.

Shami S. Malone
NOTARY PUBLIC
My Commission Expires: *11-3-04*

