

2009 947
Recorded in the Above
DEED Book & Page
02-06-2009 09:12:50 AM
Mike Bowline - Judge of Probate
St. Clair County, Alabama

THIS INSTRUMENT PREPARED BY:
BARNES, TUCKER & BARNES, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
Mr. & Mrs. James Hilliard
132 Lilac Street
Leeds, AL 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$9,500.00)** to the undersigned Grantor, **JAMES H. HUGGINS AND WIFE MARILYN HUGGINS** (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JAMES HILLIARD AND WIFE BARBARA HILLIARD** (herein referred to as GRANTEEES) 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:

Begin at the NW corner of the NW 1/4 of the NW 1/4 of Section 23, Township 17 South, Range 1 East, thence run South along the west line of said 1/4 1/4 section 208.79 feet; thence run in a northeasterly direction to a point on the north line of said 1/4 1/4 section 276.51 feet to the point of beginning. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Building line(s) as shown by recorded map.
2. Easement(s) as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Reservations as shown by recorded map.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION.
LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.**

The above described property does not constitute the homestead of grantors.

TO HAVE AND TO HOLD to the said GRANTEEES 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 for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encum-

brances, unless otherwise stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this
30th DAY OF January, 2009

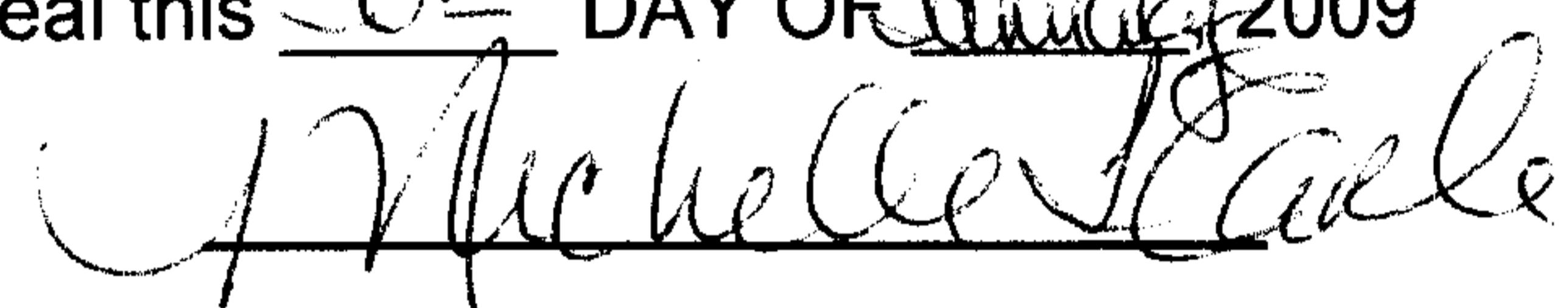

JAMES H. HUGGINS

MARILYN HUGGINS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JAMES H. HUGGINS AND MARILYN HUGGINS** whose name(s) 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 conveyance, HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th DAY OF January, 2009



Notary Public

My Commission Expires:

11-4-10

2009 948	
Recorded in the Above	
DEED Book & Page	
02-06-2009 09:12:50 AM	
Mike Bowline - Judge of Probate	
St. Clair County, Alabama	
Book/Pg: 2009/947	
Term/Cashier: S RECORDS / LeeD	
Tran: 5002.139623.211644	
Recorded: 02-06-2009 09:13:09	
CER Certification Fee	3.00
DFE Deed Tax	9.50
PJF Special Index Fee	5.50
REC Recording Fee	5.00
Total Fees: \$ 24.00	


2009030500079340 2/2 \$23.50
Shelby Cnty Judge of Probate, AL
03/05/2009 10:40:51AM FILED/CERT