

This document was prepared by:  
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3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243

Send Tax notice to:

106 Glencroft Ln  
Pelham AL 35124

**STATUTORY WARRANTY DEED**

**20160301000065460**

STATE OF ALABAMA

**03/01/2016 03:31:00 PM**

**DEEDS 1/2**

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOURTEEN THOUSAND FIVE HUNDRED DOLLARS AND Zero Cents** (\$14,500.00) Dollars, the amount which can be verified in the Sales Contract between parties hereto, to the undersigned Grantor, **SYNOVUS BANK** Banking Corporation, whose mailing address is P.O. Box 120 Columbus, GA 31902 represented by Teresa Dakes, it's Managed Assets Officer and with full authority, in hand paid **HORACE HIGGINBOTHAM, III AND LYNDIA E. HIGGINBOTHAM** the grantee(s) herein, the receipt of which is hereby acknowledged, I or we, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **HORACE HIGGINBOTHAM, III AND LYNDIA E. HIGGINBOTHAM**, whose mailing address is 106 Glencroft Ln Pelham AL 35124 (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in SHELBY County, Alabama, the address of which is 130 GLENGERRY DRIVE, PELHAM, ALABAMA; to-wit:

**Lot 1025, according to the Final Plat of Glengerry at Ballantrae, Phase 2, as recorded in Map Book 38, Page 118, in the Probate Office of Shelby County, Alabama.**

**To Have and To Hold** to the said grantee, their heirs and assigns forever.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR make no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on his/her/their own judgment.

This deed shall be made effective on 2-26-2016.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25<sup>th</sup> day of February, 2016.

Teresa Oates  
SYNOVUS BANK  
By: Teresa Oates  
Its: Managed Assets Office

STATE OF Alabama

COUNTY OF Montgomery

I, Patricia K. Champion, a notary for said County and in said State, hereby certify that Teresa Oates whose name as Managed Assets Office of SYNOVUS BANK, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, as such officer and with full authority executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 25<sup>th</sup> day of February, 2016.

Patricia K. Champion  
Notary Public

My Commission expires: MY COMMISSION EXPIRES  
May 28, 2018



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/01/2016 03:31:00 PM  
\$31.50 CHERRY  
20160301000065460

James W. Fuhrmeister