

20160413000121040  
04/13/2016 11:24:06 AM  
DEEDS 1/2

This instrument was prepared by:  
Marcus L. Hunt  
2870 Old Rocky Ridge Rd.,  
Birmingham, AL 35243

Send Tax Notice to:  
Janet Leigh Bonds  
512 Sheffield Way  
Birmingham, AL 35242

**WARRANTY DEED**  
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA)  
COUNTY OF SHELBY)      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Hundred Twenty-Five Thousand and No/100-----Dollars (\$525,000.00)---Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Vita Padalino, individually and as Attorney in Fact for her husband, Wesley Andrew Higgins, whose mailing address is:

115 Rivers Edge ; Shelby, AL 35143

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

Janet Leigh Bonds and Kathleen M. Hall, whose mailing address is:  
512 Sheffield Way, Birmingham, AL 35242

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in SHELBY County, Alabama, the address of 512 Sheffield Way, Birmingham, AL 35242 to wit:

Lot 2212, according to the Map of Highland Lakes, 22<sup>nd</sup> Sector, Phase I, an Eddleman Community, as recorded in Map Book 33, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$472,500.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**16-2137**

**TO HAVE AND TO HOLD** to 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 said GRANTEES, their heirs and assigns, that I an (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 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, I have hereunto set my hands and seals this 31st day of March, 2016.

Witness: \_\_\_\_\_

*Vita Padalino*  
Vita Padalino

Witness: \_\_\_\_\_

*Wesley Andrew Higgins* by & through his  
Wesley Andrew Higgins, by and through his Attorney in  
Attorney in Fact, Vita Padalino

*Vita Padalino*

**General Acknowledgement**

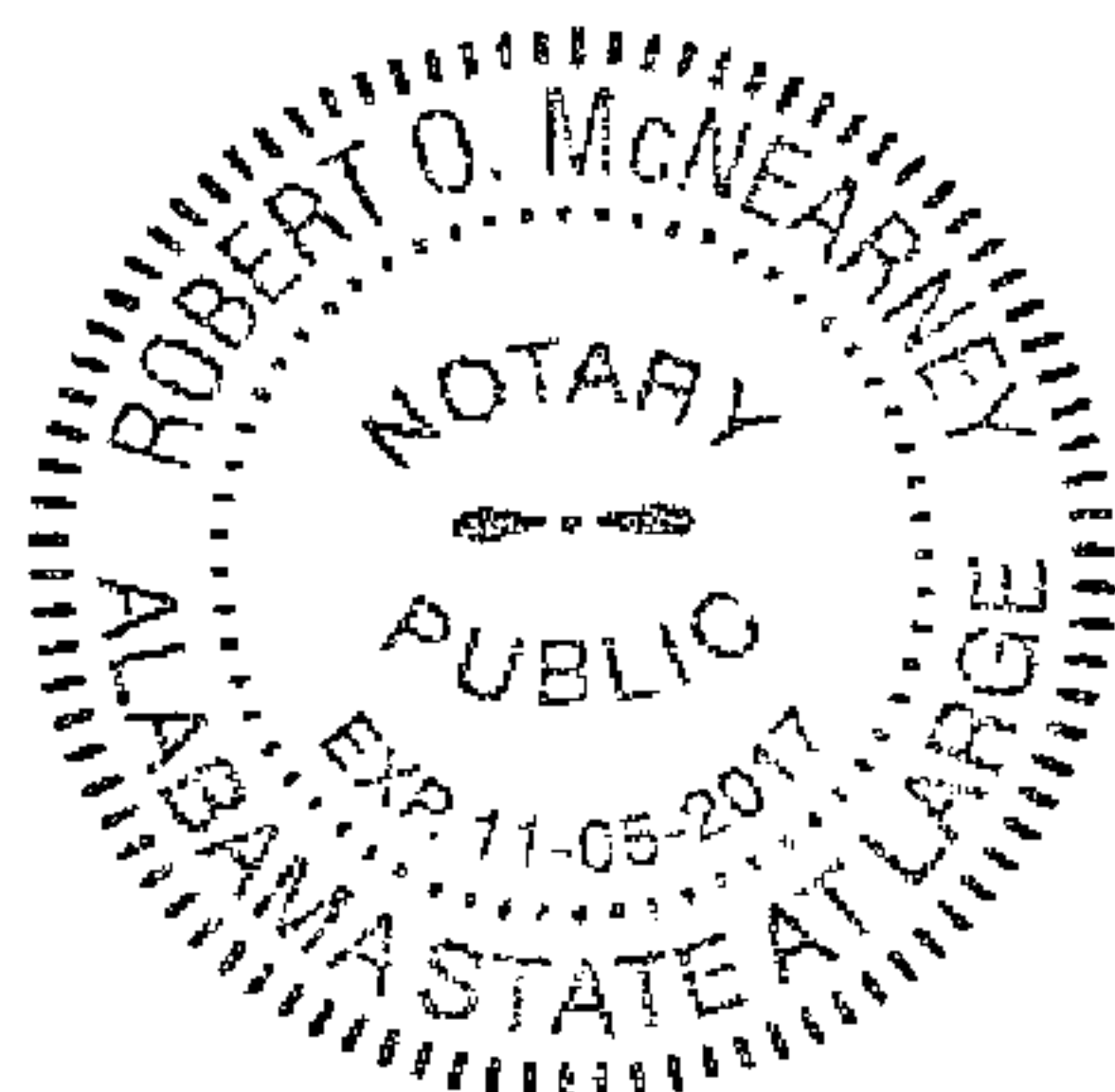
STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vita Padalino, individually and as Attorney in Fact for her husband, Wesley Andrew Higgins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she individually and in her capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2016

My Commission Expires: 11/5/17

*[Signature]*  
Notary Public



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/13/2016 11:24:06 AM  
\$69.50 CHERRY  
20160413000121040

*[Signature]*