

16-3015

This instrument was prepared by:  
Marcus L. Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

Send tax notice to:  
Donna D. Higgins  
4810 Riverwood Place,  
Birmingham, AL 35242

**GENERAL WARRANTY DEED**

State of Alabama  
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty-Five Thousand and No/100—(\$125,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Felicia Dubose, an unmarried woman, whose mailing address is:

1401 2nd Ave NE, Cullman, AL 35055

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Donna D. Higgins, whose mailing address is:

4810 Riverwood Place, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, the address of which is: 4810 Riverwood Place, Birmingham, AL 35242 to-wit

Lot C, Block 4, according to the Survey of Riverwood, First Sector, as recorded in Map Book 8, page 49, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$100,000.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and 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.

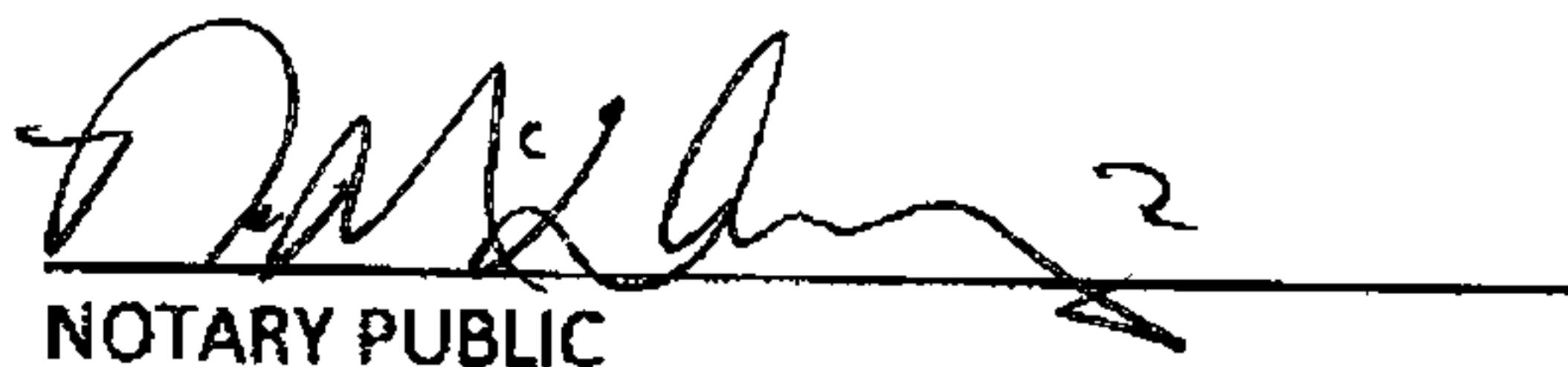
IN WITNESS WHEREOF we have hereunto set our hand(s) and seal(s) this 30th day of September, 2016.



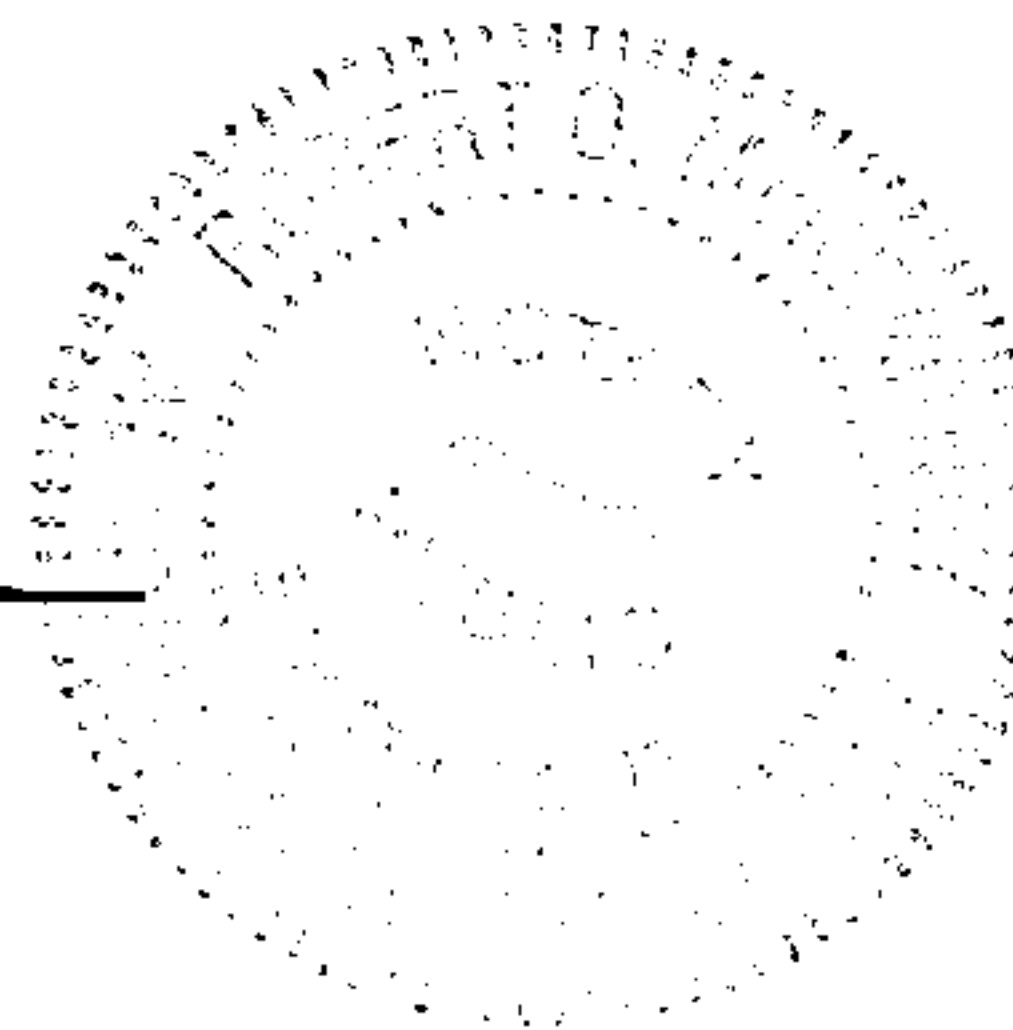
Felicia Dubose

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Felicia Dubose, 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 this conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this the 30<sup>th</sup> day of September, 2016.

  
NOTARY PUBLIC

My Commission expires: 11/5/17



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/03/2016 11:53:15 AM  
\$43.00 CHERRY  
20161003000360590

