

This instrument was prepared by:

M. Inge Tingle, Attorney-at-Law, LLC
3922 S. River Cir
Vestavia, AL 35243

Send Tax Notice to:

James R. Gulledge
235 Anna Creek Drive
Helena, AL 35080

GENERAL WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

Title Not Examined by Preparer

THIS FORM PROVIDED BY **ALABAMA TITLE CO., INC.**, Birmingham, AL



20190624000222720 1/2 \$28.50
Shelby Cnty Judge of Probate, AL
06/24/2019 10:20:35 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ten thousand one hundred twenty five and no/100ths (\$10,125.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we **David Higginbotham, married** and **William L. Cunningham, Jr., unmarried**, herein referred to as GRANTOR(s), do grant, bargain, sell and **James R. Gulledge** and **Kristi P. Gulledge** herein referred to as GRANTEE(s), the following described real estate, situated in Shelby County Alabama, to wit:

Commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama; thence N 00°11'51" W along the East line of said 1/4-1/4 section a distance of 756.48' to the Point of Beginning; thence continue N 00°11'51" W a distance of 264.43' to the southeasterly right of way line of Norfolk Southern Railroad; thence S 35°30'09" W along said right of way a distance of 233.98' to the centerline of Shelby County Highway 277; thence S 09°29'09" W along said centerline a distance of 67.30'; thence S 10°20'51" E along said centerline a distance of 69.98'; thence N 65°38'18" E leaving said centerline a distance of 148.54' to the Point of Beginning.

Containing 28,045 square feet, or 0.64 acres, more or less.

Subject property is not the homestead of either of the grantors herein. Sold as-is, where is and with all faults.

Subject To: (a) Ad Valorem taxes for the year 2019, a lien due but not payable until October 1, 2019; (b) easements, zoning ordinances and subdivision requirements (if any); (c) mineral rights not owned by the seller

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.

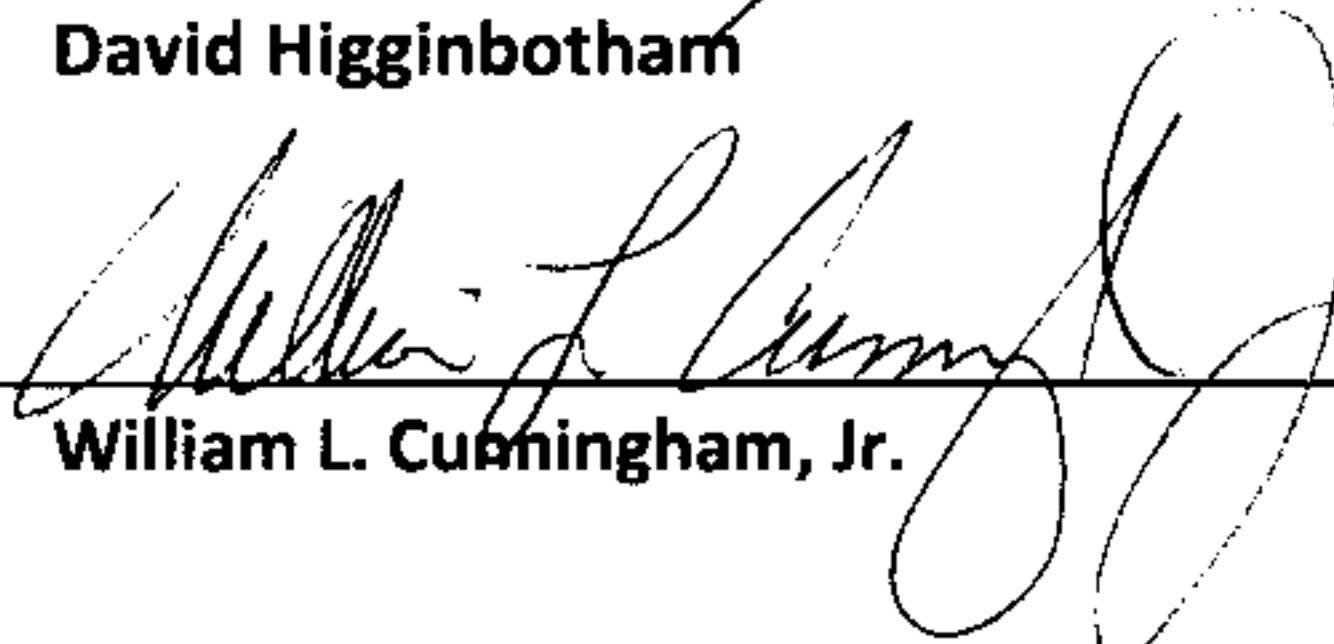
And we do for ourselves and for our heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns or successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns or its successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 06/24/2019
State of Alabama
Deed Tax: \$10.50

defend the same to the said GRANTEES, their heirs and assigns or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of June, 2019.

By: 
David Higginbotham

By: 
William L. Cunningham, Jr.


General Acknowledgment

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Higginbotham and William L. Cunningham, Jr., whose name 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, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June 2019.



Notary Public: 
My Commissions Expires: 11/7/21



20190624000222720 2/2 \$28.50
Shelby Cnty Judge of Probate, AL
06/24/2019 10:20:35 AM FILED/CERT