

Send Tax Notice to:

5509 Lakes Edge Drive
BIRMINGHAM, AL 35242

20211203000577550

12/03/2021 10:10:15 AM

DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Fifty-two Thousand and 00/100s Dollars (\$352,000.00)**, 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 where is acknowledged. I or we, **William J. Pinegar, III and Lydia Kathryn Pinegar, a married couple and Elaine A. Higgins, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 2433 Holcompton Downs Loop, Montgomery, AL 36117 grant, bargain, sell and convey unto, **Robert M. Campbell and Joshua Vining** herein referred to as grantees) whose mailing address is 5509 Lakes Edge Dr, Birmingham, AL 35242 for and during their joint lives as joint tenants 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, having an address: **623 North Lake Circle, Birmingham, AL 35242** to wit:

Lot 49, according to the Final Plat of Subdivision, North Lake at Greystone, Phase 4, as recorded in Map Book 24, Page 119, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record


Subject to any minerals or mineral rights leased, granted or retained by prior owners.

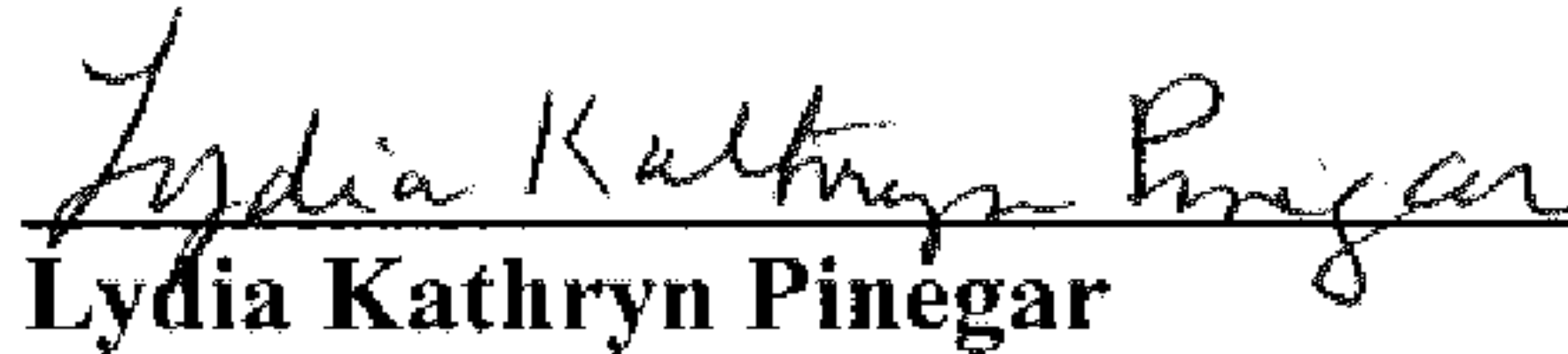
Elaine A. Higgins is the surviving grantee of that certain deed recorded in Instrument #1999-45630, the other grantee A.C. Higgins having died on or about September 10, 2021.

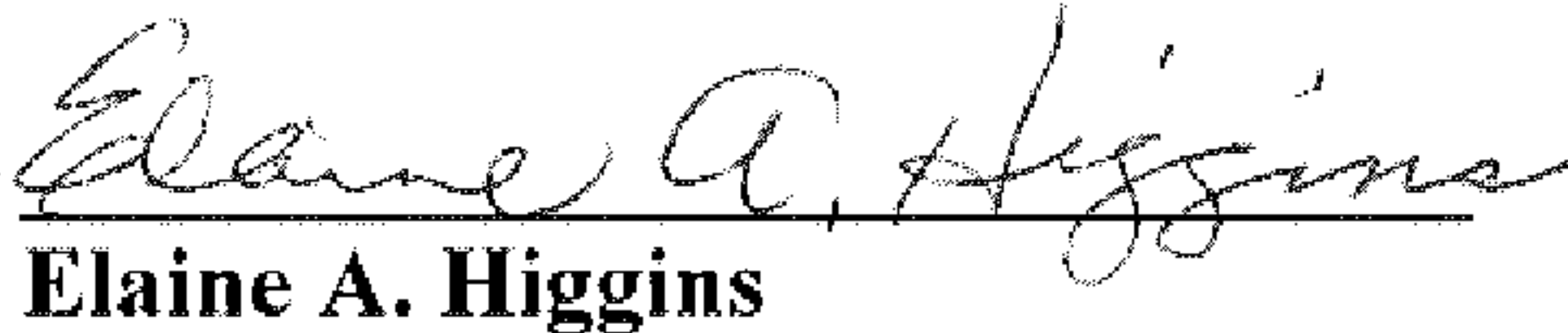
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To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of Dec, 2021


William J. Pinegar, III


Lydia Kathryn Pinegar


Elaine A. Higgins

STATE OF ALABAMA

JEFFERSON COUNTY ss:

I, Jeninne H Po, a Notary Public in and for said county in said state, hereby certify that **William J. Pinegar, III and Lydia Kathryn Pinegar and Elaine A. 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 this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of Dec, 2021

My Commission Expires: 8/28/2024


Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB2916



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2021 10:10:15 AM
\$378.00 BRITTANI
20211203000577550

