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SEND TAX NOTICE TO:

(Name) L. Shefton Riggins
Route 2, Box 392
(Address) Calera, Alabama 35040

This instrument was prepared by

(Name) Martin G. Woosley, Esquire

(Address) c/o Lewis Martin Burnett & Dunkle, 1900 SouthTrust Tower, Birmingham, AL 35203

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

L. Shefton Riggins and wife Cassandra L. Riggins

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

Cassandra L. Riggins and L. Shefton Riggins

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

(EXHIBIT A)

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\$385,000.00 of the above purchase price was paid by a mortgage closed simultaneously.

TO HAVE AND TO HOLD Unto 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 the 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 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 22nd day of February, 1988

WITNESS:

Rebecca A. Tumblin (Seal)
Rebecca A. Tumblin (Seal)

(Seal)

Cassandra L. Riggins (Seal)
L. Shefton Riggins (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

I, Rebecca A. Tumblin, a Notary Public in and for said County, in said State,

hereby certify that L. Shefton Riggins and Cassandra L. Riggins whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, A.D., 1988

MY COMMISSION EXPIRES JULY 22, 1989

Rebecca A. Tumblin
Notary Public

EXHIBIT A

The North 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 31, and the South 1/2 of South 1/2 of Northeast 1/4 of the Southeast 1/4 of Section 31, and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, lying West of Smoky Road (Shelby County Highway No. 12) and the South 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 32, lying West of Smoky Road (Shelby County Highway No. 12), all in Township 21 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of the North 1/2 of the SE 1/4 of the SE 1/4 of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama; thence run West along the South 20 line 1348.57 feet to the Southwest corner of the North 1/2 of said 1/4 1/4 Section; thence turn right 87 deg. 43 min 04 sec. and run North along the West 1/4 1/4 line 664.28 feet to the Northwest corner of said 1/4 1/4 Section; thence turn left 01 deg. 46 min. 48 sec. and continue North 340.51 feet along the West line of the South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 to the Northwest corner of said 10 acres; thence turn right 93 deg. 42 min. 35 sec. and run East 1747.50 feet along the North line of the South 1/2 of the South 1/2 of said 1/4 1/4 Section and the South 1/2 of the South 1/2 of the NW 1/4 of the SW 1/4 of Section 32 to a point on a counter-clockwise curve on the Westerly right of way of Shelby County Highway No. 12, said curve having a delta angle of 04 deg. 59 min. 48 sec. and a radius of 1168.00 feet; thence turn right 47 deg. 39 min. 43 sec. to the tangent of said curve and run Southeasterly along the arc of said curve 101.83 feet; thence continue tangent to said curve 371.40 feet to the point of beginning of a clockwise curve having a delta angle of 36 deg. 49 min. 10 sec. and a radius of 1072.56 feet; thence run along the arc of said curve 689.25 feet to a point on the South line of the North 1/2 of the SW 1/4 of SW 1/4 of said Section 32; thence turn right 91 deg. 25 min. 40 sec. from tangent and run West along said South line 875.42 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR -7 AM 9:20

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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| 1. Deed Tax | \$ | <u> </u> |
| 2. Mtg. Tax | | <u> </u> |
| 3. Recording Fee | | <u>5.00</u> |
| 4. Indexing Fee | | <u>1.00</u> |
| TOTAL | | <u>6.00</u> |