

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND NINE HUNDRED & 00/100---- (\$110,900.00) DOLLARS to the undersigned grantor, Wiggins Construction Co., Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Cheri May M. Hines, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 11, according to the survey of Russett Bend, as recorded in Map Book 11, Page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$88,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 601 Russett Bend Drive, Bessemer, Alabama 35023

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Victor B. Wiggins, who is authorized to execute this conveyance, hereto set its signature and seal, this the 9th day of January, 1989.

1. Deed Tax \$ 22.50  
2. Mtg. Tax             
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 26.00

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JAN 12 AM 10:21

J. Thomas H. Hines, Jr.  
JUDGE OF PROBATE

Wiggins Construction Co., Inc.

By: Victor B. Wiggins  
Victor B. Wiggins, President

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Victor B. Wiggins whose name as the President of Wiggins Construction Co., Inc., a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 9th day of January, 1989

My Commission Expires March 10, 1991

Notary Public