

This instrument was prepared by  
(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Homewood, Alabama 35209

Send Tax Notice To:  
William C. Cangelosi  
1000 Lake Winds Drive  
Birmingham, AL 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three hundred fifty four thousand & No/100 (354,000.00)

to the undersigned grantor, Wiggins Construction Co., Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

William C. Cangelosi & Joanna W. Cangelosi

(herein referred to as GRANTEES) for and during their joint lives 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, to wit:

Lot 11, according to the map and survey of Southlake, a residential subdivision, as  
recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1989

Subject to agreement with Alabama Power Company for Underground Residential Distribution  
as shown by instrument(s) recorded in Real Volume 160, Page 663; and Real Volume 182,  
page 1.

Subject to terms, agreements and right of way to Alabama Power Company, as recorded  
in Real Volume 160, Page 672.

Subject to notice of Permitted Land uses in Real Volume 160, page 492.

Subject to restrictions as shown by recorded map.

Subject to declaration of Protective Covenants of Southlake (Residential) in Real Volume  
160, page 495.

Subject to right of way granted to Alabama Power Company by instrument(s) recorded  
in Real Volume 114, Page 134; and REal volume 207, page 366.

Subject to conditions contained in Real Volume 222, page 371.

Subject to 50 foot building line from SouthLake Parkway and Lakewinds Drive; easement  
of undetermined width in the Southeast corner of said lot, as shown by recorded map.

\$283,200.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it 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 GRANTEES, 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, has hereto set its signature and seal, this the 18th day of August 1989

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

Wiggins Construction Co., Inc.  
By Victor B. Wiggins  
1. Deed Tax \$ 76.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 7.00  
TOTAL 77.50  
a Notary Public in and for said County in said

89 AUG 24 PM 12:55  
Thomas A. Saunders, Jr.  
JUDGE OF PROBATE

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }  
I, Larry L. Halcomb  
State, hereby certify that Victor B. Wiggins  
whose name as 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 18th day of August 19 89  
Larry L. Halcomb  
Notary Public

BOOK 252 PAGE 976