

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Gerald Riggins

(Address) 1880 18th St

Colum Ala 35040

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy One Thousand Four Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we ,

Vivian Burrage, a single woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Gerald H. Riggins, Jr.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 7 and six feet of uniform width across the South side of Lot 6, according to Map or Plat of Subdivision of Farris Estates, as shown in Map Book 4, at Page 13, Office of Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights of way and permits of record.

\$69,258.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 2001-32059

08/02/2001-32059

10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MSB 13.50

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

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, I have hereunto set my hand(s) and seal(s), this 31st day of July, 2001.

_____(Seal)
_____(Seal)
_____(Seal)

Vivian Burrage (Seal)
Vivian Burrage
Margaret Burrage Eberhardt PA (Seal)
BY: Margaret Burrage Eberhardt, Attorne in Fact,
under Power of Attorney recorded as
Instrument #2001-32058, in Probate (Seal)
Office of Shelby County, Alabama.

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margaret Burrage Eberhardt as Power of Attorney for Vivian Burrage whose name is signed to the foregoing conveyance who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date. in her capacity as such Attorney in Fact.

Given under my hand and official seal this 31st day of July A.D., 2001.

My Commission Expires: 10/16/04

Notary Public