

**Sparks Law Firm, LLC**  
**2635 Valleydale Road, Suite 200**  
**Birmingham, AL 35244**  
**Direct: 205-215-8433**

Harrell McKinley Wiggins and Stacy Friis Wiggins  
5425 Afton Drive  
Birmingham, Alabama 35242

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

) **WARRANTY DEED**  
) **WITH RIGHT OF SURVIVORSHIP**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of Five Hundred Six Thousand and No/100ths (\$506,000.00) Dollars, and other good and valuable consideration paid to the undersigned **JERRY WILLIAM MCDONALD, a married man, with the written consent of his wife, CAROL C. MCDONALD**, (herein referred to as "Grantors"), in hand paid by **HARRELL MCKINLEY WIGGINS and STACY FRIIS WIGGINS, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents grant, bargain, sell and convey unto the said Grantees, 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, all the Grantors' interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 3, in Block 10, according to the Plat of the Seconds Addition to Woodford, as subdivision of Inverness, as recorded in Map Book 12, Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
2. General and special taxes or assessments for 2011 and subsequent years not yet due and payable.
3. Restrictions appearing of record in Misc. Book 192, Page 723-737, but deleting any restrictions based on race, color, creed or national origin.
4. Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto and any damages relating to the exercise of such rights or the extraction of such minerals.

**TO HAVE AND TO HOLD** unto 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 Grantees' heirs and assigns of such survivor forever.

GRANTORS do for Grantors' and Grantors' heirs and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.




20110607000167810 1/2 \$40.50  
Shelby Cnty Judge of Probate, AL  
06/07/2011 03:54:23 PM FILED/CERT


Shelby County, AL 06/07/2011  
State of Alabama  
Deed Tax: \$25.50

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seal on this 25th day of May, 2011.

**GRANTORS:**

  
Jerry William McDonald

**WITH THE WRITTEN CONSENT OF:**

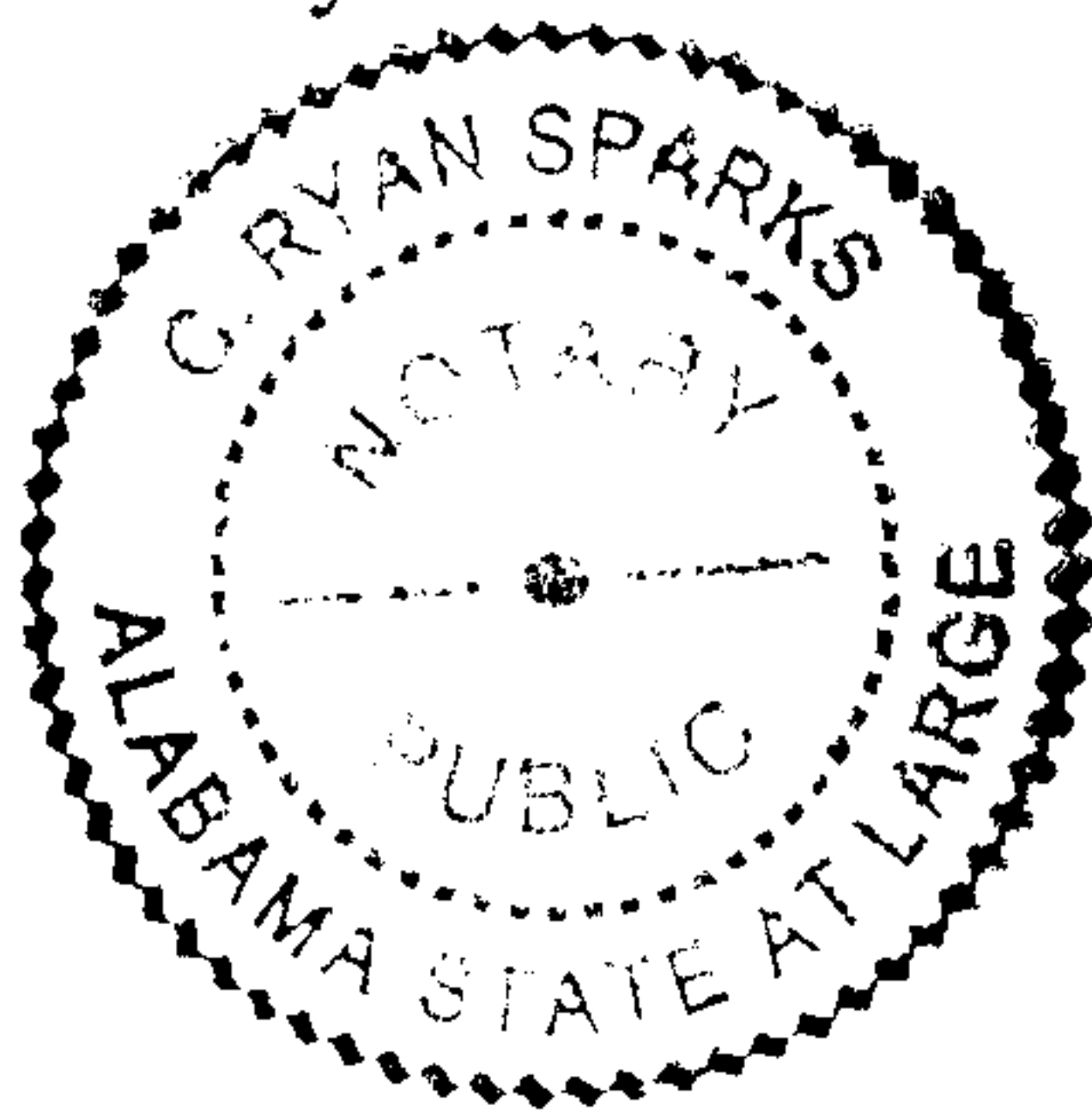
  
Carol C. McDonald, wife of Jerry William  
McDonald

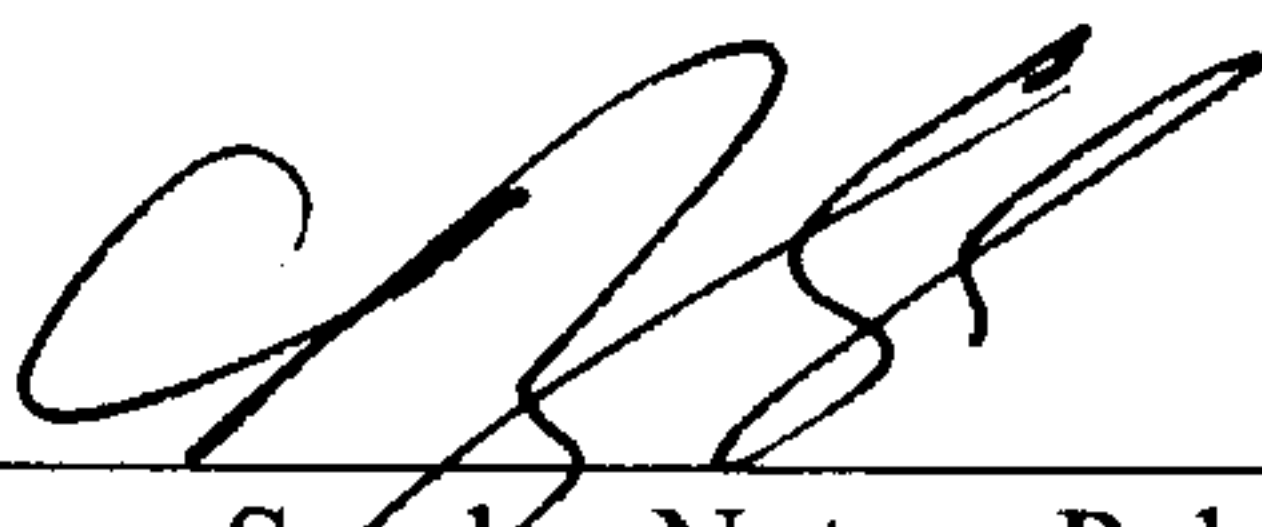
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Jerry William McDonald, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 25th day of May, 2011.

(SEAL)



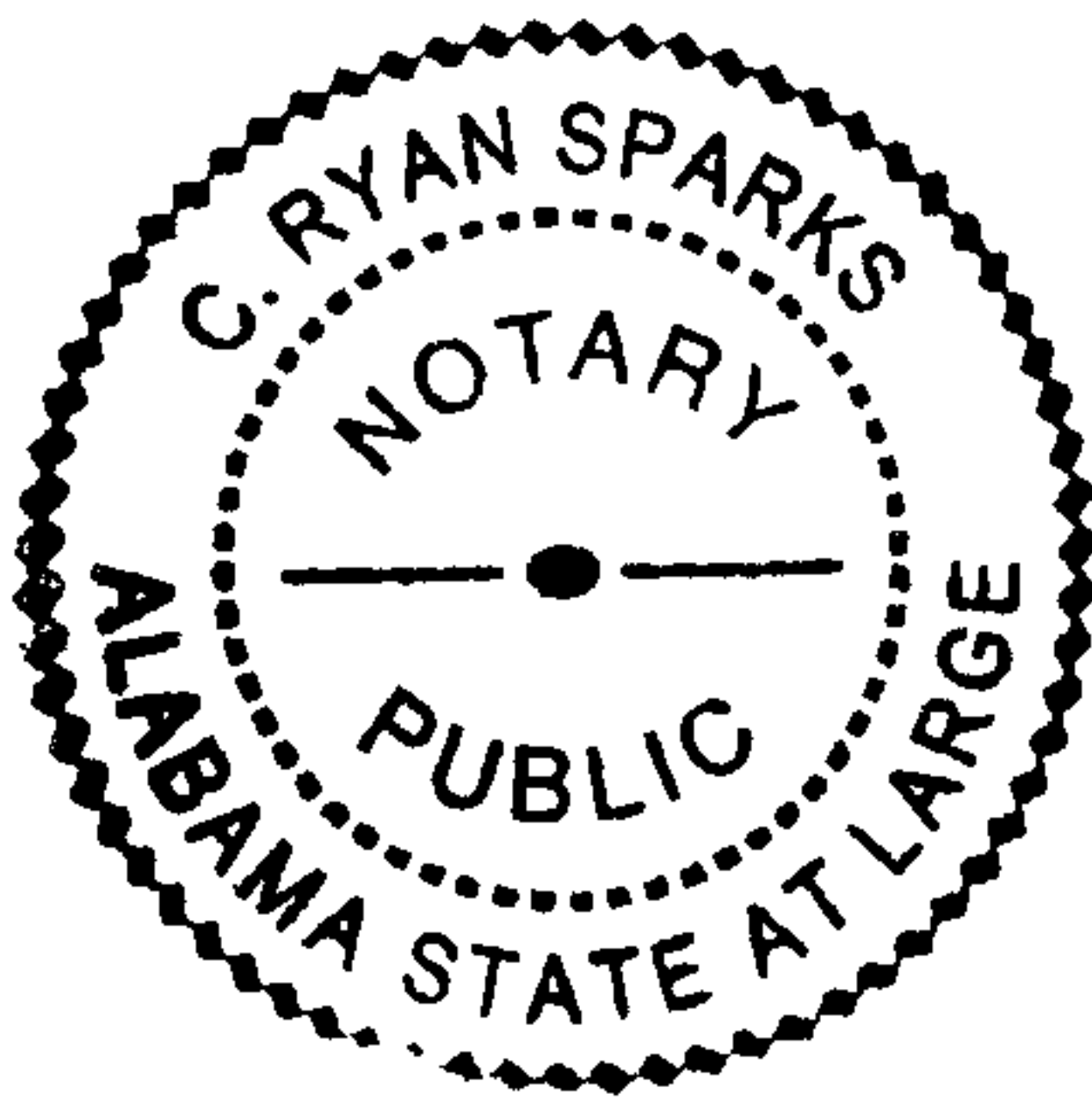
  
C. Ryan Sparks, Notary Public  
My commission expires: December 18, 2011

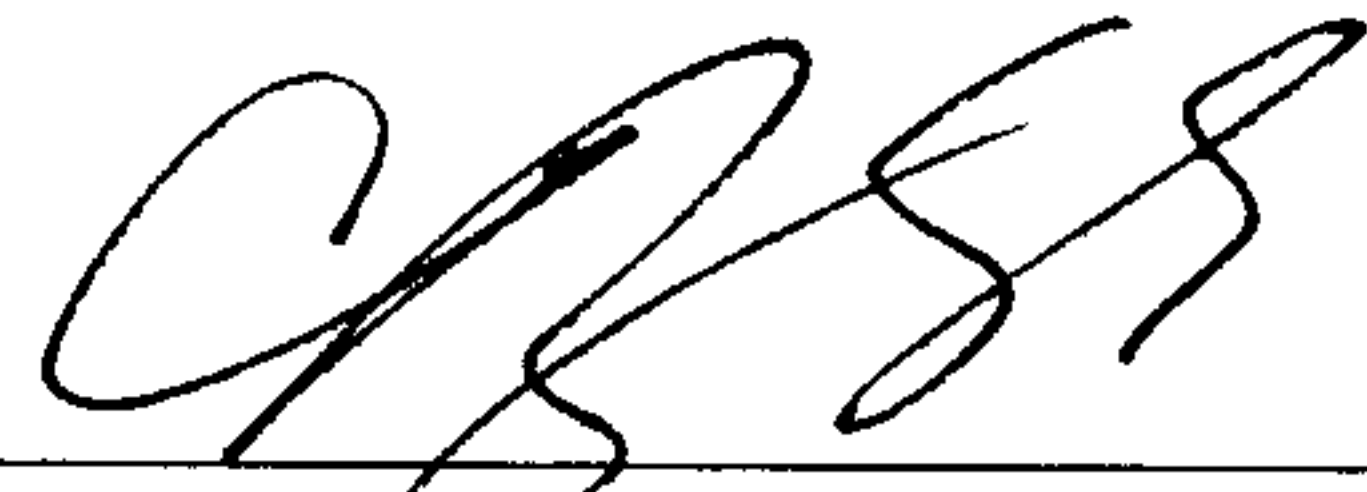
STATE OF ALABAMA  
COUNTY OF SHELBY


I, the undersigned authority, a Notary Public, hereby certify that Carol C. McDonald, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 25th day of May, 2011.

(SEAL)



  
C. Ryan Sparks, Notary Public  
My commission expires: December 18, 2011

  
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