

Study

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This instrument was prepared by

(Name) Jan Canfield

(Address) 213 No. 20th Street Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and no/100----- and other good and valuable consideration

to the undersigned grantor, Scott & Wiggins Building Corporation 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

Victor B. Wiggins and wife, Rebecca S. Wiggins

(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 Jefferson County, Alabama

Lot 7, Block 4, According to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6, page 82, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted - Subject to easements and restrictions of record.

This conveyance executed subject to that mortgage to Central Bank of Birmingham, recorded in Volume 375, Page 768 in the Probate Office of Shelby County, Alabama, in the amount of \$45,000.00.

BOOK 312 PAGE 500

19780525000066230 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/25/1978 12:00:00AM FILED/CERT

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

1978 MAY 25 AM 9:29

Thomas A. [Signature]
JUDGE OF PROBATE

Deed .50
Rec. 1.50
Jud. 1.00
3.00

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 contingent 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 encumbrances,

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, Doris B. Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of March 1978

ATTEST: Scott & Wiggins Building Corporation

By Doris B. Scott President

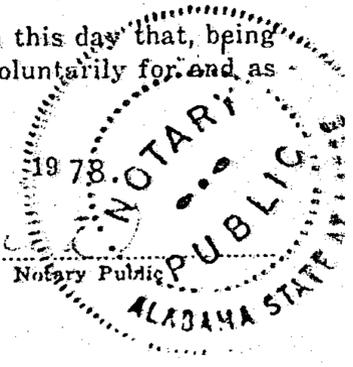
Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Doris B. Scott whose name as President of Scott & Wiggins Building Corporation 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 20th day of March

Jan Canfield



La [Signature]