

This instrument was prepared by

(Name) Alice Faye Lucas
2915 Oak Mountain Trail
(Address) Birmingham, Alabama 35243

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

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

That in consideration of TWELVE HUNDRED AND SIXTY AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GERALDINE LUCAS, a Widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

VICTOR B. WIGGINS AND 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 Shelby County, Alabama to-wit:

A parcel of land containing 0.36 acre, more or less, located in the NW $\frac{1}{4}$ of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Commence at the NW corner of said Section 9;
Thence run South along the Section line a distance of 1353.77 feet;
Thence turn left 93° 12' a distance of 573.02 feet;
Thence turn right 90° 04' a distance of 303.5 feet;
Thence turn left 84° 50' a distance of 724 feet to the point of beginning;
Thence turn right 84° 50' a distance of 6.5 feet;
Thence turn left 84° 50' a distance of 50 feet;
Thence turn left 95° 10' a distance of 315.5 feet;
Thence West a distance of 50 feet.
Thence South a distance of 309 feet to the point of beginning.

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 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 6th day of April, 1984.

WITNESS:

Deed Tax 12.50
Rec 1.50
Inst 1.00
15.00
1984 MAY -3 AM 9:17
STATE OF ALABAMA, SHELBY CO. (Seal)
Notary Public (Seal)

Geraldine Lucas (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Geraldine Lucas, a widow, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April

Land Title Co.

