

This instrument was prepared by
J. Dan Taylor/Smyer, White,
Taylor, Evans & Putt
2025 Fourth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Sam W. Lumpkin, Jr.
Route 5, Box 234-B
Montevallo, Alabama 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of SEVENTY SIX THOUSAND DOLLARS & 00/100 (\$76,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, VICTOR B. WIGGINS and REBECCA S. WIGGINS, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto SAM W. LUMPKIN, JR. and NANCY L. LUMPKIN (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Real Property described in the attached Exhibit "A" which is incorporated herein as if set out in haec verba.

Subject to easements, restrictions and rights of way of record.

\$72,200.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And we do for ourselves and for our heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 31st day of July, 1984.

Victor B. Wiggins
VICTOR B. WIGGINS

Rebecca S. Wiggins
REBECCA S. WIGGINS

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that VICTOR B. WIGGINS and REBECCA S. WIGGINS whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, 1984.

My Commission Expires:
8-27-86

[Signature]
NOTARY PUBLIC

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- EXHIBIT "A" -

A parcel of land situated in the NW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, being described as follows: From the Northwest corner of Section 9, run south along the Section line 1283.58 feet to the point of beginning of subject parcel of land; from said point thus established continue to run said course along said line 70.19 feet; thence deflect left 93 deg. 12 min. for 573.02 feet; thence deflect right 90 deg. 04 min. and run Southerly 300.5 feet; thence deflect left 84 deg. 50 min. and run Easterly for 474 feet; thence deflect left 95 deg. 10 min. for 306.1 feet to a point on the North line of plot 3 of the map of the lands of J. D. Lawley; run thence Westerly 1050.2 feet back to the point of beginning. Also an easement 30 feet in width, for the purpose of ingress and egress, said 30 foot easement lying partly along and adjacent to Geraldine Lucas property line and partly across the land of Paul Collins, described as follows: Commence at the Northwest corner of Section 9, Township 22 South, Range 3 West, and run South along the West section line a distance of 1283.58 feet to a point; thence turn an angle to the left of 87 deg. 57 min. and run Easterly a distance of 2631.71 feet; thence turn an angle to the right of 88 deg. 10 min. and run South 632.5 feet; thence turn an angle to the right of 92 deg. 49 min. and run Westerly 197.4 feet to an existing pipe on the western right of way of Shelby County Highway No. 57; thence turn an angle of 93 deg. 57 min. 37 sec. to the right and run in a Northeasterly direction along said right of way a distance of 195.78 feet to the point of beginning of the line described herein described; thence turn an angle of 93 deg. 41 min. 50 sec. to the left and run a distance of 262.95 feet; thence turn an angle to the left of 66 deg. 36 min. and run 105 feet to a point; thence turn an angle of 41 deg. 14 min. to the left and run a distance of 103.04 feet to a point on the South line of said Lucas property; thence turn an angle of 107 deg. 50 min. to the right and run South along the Lucas property line for a distance of 1042.53 feet thence entering the lands of Collins; from said point, deflect right 10 deg. 00 min. for 127.2 feet; thence deflect right 56 deg. 00 min. for 212.9 feet; thence deflect left 30 deg. 00 min. for 93.8 feet; thence deflect right 18 deg. 30 min. for 47 feet to the South line of the lot herein described and the end of the easement across Collins.

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

1984 AUG -3 AM 11:21

see Mtg 453.363
JUDGE OF PROBATE

Deed tax 4.00
Rec. 500
Ind. 100
1000

Vivian B. Wynn

Rebecca S. Wiggins