

This Form Furnished by

698



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney at Law

(Address) 108 Chandalar Drive, Pelham, AL 35124

\$17,000 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND AND NO/100 (\$17,000.00) -----DOLLARS

to the undersigned grantor, REYNOLDS & VARNER, INC.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

WIGGINS CONSTRUCTION CO., INC.

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

Lot 11, according to the survey of Russet Bend, as recorded in Map Book 11 page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Russet Bend Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the Rear and a 7.5 foot easement on the South side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 150 page 97 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company as shown by instrument recorded in Deed Book 139 page 424 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown by instrument recorded in Real 153 page 540 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Real 157 page 617 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

1. Deed Tax \$

2. War. Tax

3. Recording Fee 2.50

Indexing Fee 1.00

TOTAL 3.50

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 2nd day of May, 19 88

REYNOLDS & VARNER, INC.

ATTEST:

Mildred W. Reynolds, Secretary, Melvin R. Reynolds, President

INSTRUMENT WAS FILED

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

hereby certify that

Melvin R. Reynolds

a Notary Public in and for said County, in said State,

whose name as President of Reynolds & Varner, Inc. 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

2nd

day of

May

, 19 88

Central Bank of the So.

Notary Public