

Send Tax Notice To:

Aubrey G. Loftis
1012 Lake Winds Dr.
Birmingham, AL 35244

432

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 16th Avenue, South
Birmingham, Alabama 35205

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED FORTY THREE THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS (\$243,150.00) to the undersigned grantor, WIGGINS CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto AUBREY G. LOFTIS AND SUZANNE S. LOFTIS (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 14, according to the Map and Survey of Southlake, a residential subdivision, as recorded in Map Book 11, Page 85 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$140,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

103.50
5.00
1.00
2109.50

Bynum

Boyle

IN WITNESS WHEREOF, WIGGINS CONSTRUCTION COMPANY, INC.,
the said GRANTOR, by its President, VICTOR B. WIGGINS, who is
authorized to execute this conveyance, has hereto set its
signature and seal, this 30th day of August, 1988.

ATTEST:

WIGGINS CONSTRUCTION COMPANY, INC.

By: Victor B. Wiggins
VICTOR B. WIGGINS

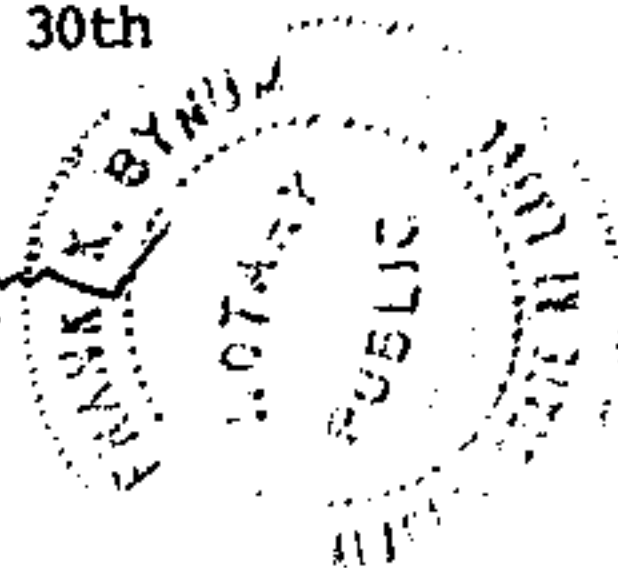
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said
County in said State, hereby certify that VICTOR B. WIGGINS,
whose name as President of WIGGINS CONSTRUCTION COMPANY, INC., 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 30th
day of August, 1988.

Frank K. Brynner
Notary Public



My Commission Expires: 11/20/88

loftis.txt

1. Deed Tax \$ 103.50
2. Mtg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 109.50

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 SEP -7 PM 12:06

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

BOOK 203 PAGE 287