

THIS INSTRUMENT PREPARED BY:
Joyce E. May, Attorney at Law
1800 12th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Cammie Wiggins
2557 Elizabeth Dr.
Birmingham, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Fourteen Thousand and No/100 Dollars (\$114,000.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, We, RICHARD T. McCOY and wife, LORENE McCOY (herein referred to as Grantors) do by these presents, grant, bargain, sell and convey unto CAMMIE D. WIGGINS (herein referred to as Grantee) the following described real estate, together with all improvements thereon, situated in Shelby County, Alabama, to-wit:

BOOK 220 PAGE 930

A parcel of land in the SW 1/4 of the SW 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the SE corner of said 1/4-1/4 section run West along the South Boundary thereof for a distance of 172.04 feet to the point of beginning of the property herein described; thence continue on the same course for a distance of 709.07 feet to the SE right of way line of Alabama Highway No. 261; thence turn an angle to the right of 135 degrees 35' 04" and run in a Northeasterly direction along said right of way line for a distance of 245.41 feet to the beginning of a curve, to the left, said curve having a central angle of 3 degrees 13' 32" and a radius of 2543.36 feet; thence continue in a Northeasterly direction along said right of way line and said curve for a distance of 143.18 feet; thence turn an angle to the right of 79 degrees 57' 29" from tangent and run in a Southeasterly direction for a distance of 513.99 feet to the point of beginning of the property herein described, containing 2.25 acres, more or less.

Subject to 1989 taxes, a lien not yet due and payable. Subject to right of way in favor of Alabama Power Company recorded in Volume 101, page 551, and Volume 230, page 98.

Subject to right of way in favor of Shelby County, Alabama recorded in Book 135, page 364.


TO HAVE AND TO HOLD, to the said grantee, her heirs, executors, administrators and assigns forever.

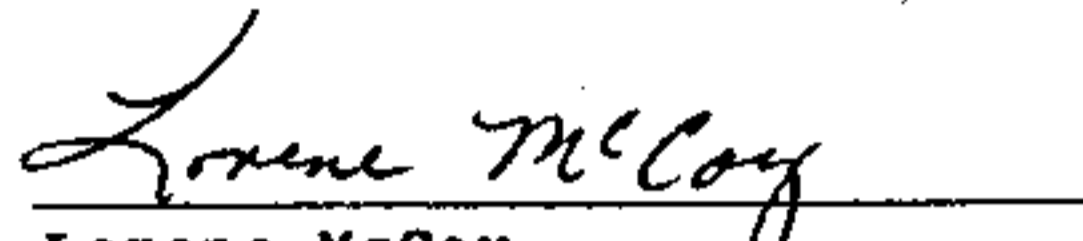
And we, do for ourselves, our heirs, executors and administrators, covenant with the said grantee, her heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, that we have a good right to sell and convey the same as aforesaid and that

Raymond Skinton

we will, and our heirs, executors and administrators shall, warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 3rd day of January, 1989.


Richard T. McCoy


Lorene McCoy

STATE OF ALABAMA)
JEFFERSON COUNTY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard T. McCoy and wife, Lorene McCoy, 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. 3rd
Given under my hand and official seal, this the 3rd day of January, 1989.


Notary Public

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STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED

89 JAN -4 PH 9:19


JUDGE OF PROBATE

1. Deed Tax	\$	<u> </u>
2. Mig. Tax		<u> </u>
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>600</u>