

SEND TAX NOTICE TO:

Wiggins Construction Co. Inc.
3273 Lorna Road
Bham, Al 35216

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of \$62,500.00 to the undersigned Grantor, SouthLake Properties, an Alabama General Partnership, (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), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11, according to the survey of Southlake, a residential subdivision as recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1989.

Mineral and mining rights, not owned by GRANTOR.

Notice of Permitted Land Uses as recorded in Book 160, Page 492, in the Probate Office of Shelby County, Alabama.

Declaration of Protective Covenants of Southlake (Residential) as recorded in book 160, Page 495 in the Probate Office of Shelby County, Alabama.

Fifty (50) foot building set back line and twenty (20) foot sanitary sewer easement as shown on the record plat as recorded in Map Book 11, Page 85 in the Probate Office of Shelby County, Alabama.

The entire amount of the purchase price recited above was paid from a mortgage loan closed simultaneously herewithin the event GRANTEE has not started substantial construction within one (1) year and completed construction within eighteen (18) months from this date, the GRANTOR, at GRANTOR'S option may repurchase said lot for the original contract amount without interest upon 30 days written notice to GRANTEE.

TO HAVE AND TO HOLD to the said GRANTEES, its successors and assigns forever. And GRANTOR covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD unto said GRANTEES, their heirs and assigns, forever.

SOUTHLAKE PROPERTIES, an
 Alabama General Partnership

William J. Wilkens, Jr.
 William J. Wilkens, Jr.
 Project Manager

The GRANTEES execute this deed only to acknowledge and accept all covenants and restrictions contained hereinabove.

Wiggins Construction Co., Inc.

By: W. C. Wiggins

First Gen Land Corp.
B'ham, Al. 35216

BOOK 222 PAGE 371

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that William J. Wilkens, Jr., as Project Manager of Southlake Properties, an Alabama General Partnership, is signed for 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, in his capacity as such Project Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of January, 1989.


Notary Public

My Commission Expires: 11-9-90

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Victor B. Wiggins whose name as President of Wiggins Construction Co., Inc., 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, in his capacity as such officer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of January, 1989.


Notary Public

My Commission Expires: 11-9-90

This Instrument Prepared By:

Gene W. Gray, Jr.
Corley, Moncus & Bynum, P.C.
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 16 AM 10:37

JUDGE OF PROBATE

1. Dead Tax	\$ <u>—</u>
2. Mtg. Tax	<u>—</u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>600</u>