

This instrument was prepared by:
Daniel M. Spiller
108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
Charles S. Riggs
1543 Timber Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of Eighty-Seven Thousand Six Hundred and 00/100'S *** Dollars (\$87,600.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Larry Kent, dba Larry Kent Building Company

(hereinafter referred to as Grantor), do grant, bargain, sell and convey unto

Charles S. Riggs, husband, and Jennifer M. Riggs, his wife

(hereinafter referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Timber Park, Phase II as recorded in Map Book 14, page 68 in the Probate Office of Shelby County, Alabama

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

Subject to mineral rights if not owned by the Grantor herein.

\$83,200.00 of the purchase price recited above was paid by a mortgage loan filed for record simultaneously herewith

This does not constitute the Homestead of the Grantor.

TO HAVE AND TO HOLD, to the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for each survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of October, 1990.

Larry Kent (Seal)
Larry Kent, dba Larry Kent Bu.

____ (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 OCT 17 AM 9:11

William C. Shaw
JUDGE OF PROBATE

STATE OF ALABAMA)

General Acknowledgement

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent, dba Larry Kent Bu., a married man whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the conveyance, he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of October, 1990.

NOTARY PUBLIC:

Donna R. Peck

1. Notary Fee	\$4.50
2. State Fee	\$3.50
3. County Fee	\$3.00
4. Notary Fee	\$3.00
5. Notary Fee	\$1.00
6. Notary Fee	\$1.00
Total	\$16.50