

SEND TAX NOTICE TO:

(Name) Denise Downs Wiggins

(Address) 8589 Hwy 51
Stewart, AL 35147

1825

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

5,000

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 AND OTHER GOOD AND VALUABLE CONSIDERATIONS AND LOVE AND AFFECTION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. Joe Downs and wife, Harriett Snyder Downs

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Denise Downs Wiggins

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

Commence at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 20 Township 19 South Range 1 East, thence run South along the East boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 663.93 feet, thence turn an angle of $91^{\circ}04'30''$ right and run 337.08 feet, thence turn an angle of $91^{\circ}07'$ left and run 608.78 feet to the point of beginning, thence continue along last said course for 669.43 feet, thence turn an angle of $97^{\circ}55'$ left and run 143.44 feet, thence turn an angle of $48^{\circ}05'$ left and run 256.11 feet, thence turn an angle of $65^{\circ}43'$ left and run 514.12 feet, thence turn an angle of $58^{\circ}17'$ left and run 15.0 feet to the point of beginning. Containing 2.58 acres.

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1. Deed Tax	—	\$ 5.00
2. Mtg. Tax	—	\$ 2.50
3. Recording Fee	—	\$ 3.00
4. Indexing Fee	—	\$ 1.00
5. No Tax Fee	—	\$ 1.00
6. Certified Fee	—	\$ 1.00
Total	—	\$ 11.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 30th day of January, 19 92

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

92 JAN 31 AM 8:47 (Seal)

JUDGE OF PROBATE (Seal)

W. Joe Downs (Seal)
Harriett Snyder Downs (Seal)
Harriett Snyder Downs (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. Joe Downs and wife, Harriett Snyder Downs 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 on the day the same bears date.

Given under my hand and official seal this 30th day of January, A. D., 19 92