

This instrument was prepared by:

J. Dan Taylor, 3021 Lorna Rd., Suite 100, Birmingham, Al. 35216

Send Tax Notice To: GARDNER BROTHER HOMEBUILDERS,

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY EIGHT THOUSAND FIVE HUNDRED AND 00/100
(\$38,500.00)

to the undersigned Grantor,

SouthPointe Ventures, Inc.

a corporation, (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, INC.

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

Lot 8 , according to the survey of Southpointe, 9th Sector,
Phase I, as recorded in Map Book 16 , page 80 , in the Office of
the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictive covenants and rights of way of
record.

Subject to 1992 not yet due and payable.

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

And said GRANTOR does for itself, its successors and assigns,
covenant with said GRANTEE, his, her or their heirs and assigns,
that it 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 GRANTEE, his her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is
authorized to execute this conveyance, hereto set its signature and
seal, this the 25th day of NOVEMBER 1992.

ATTEST:

SouthPointe Ventures, Inc.

By:

J. DAN TAYLOR
its President

Secretary

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Judith Jones Garrett, a Notary Public in and for said
County, in said State, hereby certify that J. DAN TAYLOR, whose
name as President of SouthPointe Ventures, 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 day of
August, 1992.

Judith Jones Garrett
JUDITH JONES GARRETT
Notary Public

My commission expires:
August 15, 1994

\$30,800.00 of the purchase price above was paid
by proceeds of mortgage loan closed simultaneously
herewith.

Land Title

01/05/1993-00266
02:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
15.50
001 MCD