

1500  
value

20/116A

WARRANTY DEED

Grantees address:  
Robert & Kimberly Riggins  
231 Fleming Lane  
Vincent, Alabama 35178

State of Alabama )  
Shelby County )

Know All Men By These Presents:

That in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in and paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, Robert Riggins and Kimberly Riggins, husband and wife, (herein referred to as "Grantors"), grant, bargain, sell, and convey unto Robert Riggins and Kimberly Riggins, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

A PARCEL OF LAND IN THE NORTH HALF OF THE SW 1/4 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID 1/4-1/4 SECTION, THENCE RUN SOUTH ALONG THE EAST 1/4-1/4 LINE A DISTANCE OF 274.0 FEET; THENCE RUN WEST A DISTANCE OF 566.3 FEET TO THE CENTER OF A CHERT ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE A DISTANCE OF 238.0 FEET; THENCE RUN SOUTH 180.0 FEET; THENCE RUN EAST A DISTANCE OF 150.0 FEET; THENCE RUN NORTH A DISTANCE OF 150.0 FEET; THENCE RUN EAST A DISTANCE OF 88.0 FEET TO THE CENTER OF A CHERT ROAD; THENCE RUN NORTH A DISTANCE OF 30.0 FEET ALONG SAID ROAD TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 30.0 FEET OF THE ABOVE DESCRIBED PROPERTY WHICH IS RESERVED AS A RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITIES. SITUATED, LYING AND BEING IN SHELBY COUNTY, ALABAMA.

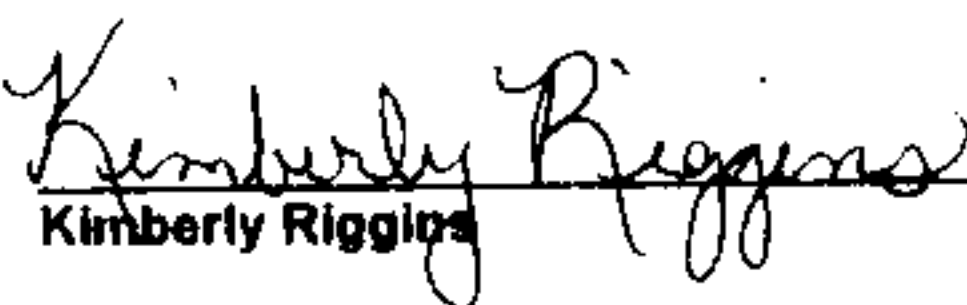
Subject to Advalorem taxes for the years 1997, and thereafter; covenants, restrictions, easements, and rights of way of record.

This deed is given to establish joint tenancy with rights of survivorship.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the said 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 and seals on this the 21st day of March, 1997.

 (Seal)  
Robert Riggins

 (Seal)  
Kimberly Riggins

State of Alabama )  
Jefferson County )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Riggins and Kimberly Riggins, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 21st day of March, 1997.

  
Notary Public  
My commission expires: 1-2-00

This Instrument was prepared by: Larry R. Newman, Attorney at Law  
3141 Lorna Road, Birmingham, Alabama 35216

03/27/1997-09411  
10:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NEL 9.00

Magnolia

Inst 09411

Inst 1997-09411