

THIS INSTRUMENT PREPARED BY:
Stephen Stallcup, Esq.
MAYNARD, COOPER & GALE, P.C.
1901 Sixth Avenue North
2400 AmSouth/Harbert Plaza
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
CATHERINE J. SHEPHERD
13 Baltusrol Court
Birmingham, Alabama
35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED FIFTY THOUSAND AND NO/100--- Dollars (\$550,000.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **BERMA WIGGINS**, and husband, **GERALD W. WIGGINS** (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **CATHERINE J. SHEPHERD** (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 133, according to the Survey of Shoal Creek, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All taxes due in the year 1999 and thereafter.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 129, Page 294.
3. Restrictions recorded in Misc. 19, Page 861; amended by Misc. 23, Page 564; Misc. 23, Page 567, Book 370, Page 938.
4. Right of way, easements, and rights in connection therewith granted to The Water Works Board of the City of Birmingham recorded in Deed Volume 301, Page 298.
5. Right of way to Alabama Power Company recorded in Misc. Volume 21, Page 855; Misc. Volume 26, Page 848; Misc. Volume 26, Page 746; Deed 318, Page 588; and Deed 308, Page 651.
6. Right of way to South Central Bell Telephone Company recorded in Deed 306, Page 242, and Book 356, Page 420.
7. Easements, or claims of easements, not shown by the public records.

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SHELBY COUNTY JUDGE OF PROBATE
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TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is 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 same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of May, 1999.

Berna Wiggins
BERNA WIGGINS

Gerald W. Wiggins
GERALD W. WIGGINS

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BERNA WIGGINS whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1999.

M. U. The
NOTARY PUBLIC

My Commission Expires:

(SEAL)

MY COMMISSION EXPIRES MAY 21, 2000

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GERALD W. WIGGINS** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, 1999.

Judy Vaughn Fraser
NOTARY PUBLIC

My Commission Expires: 11-2-02

(SEAL)

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