

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice To:
Paul & Jennifer Wiggins
1403 Heatherbrooke Road
Birmingham, Al. 35242

TITLE NOT CHECKED

Inst # 1999-33363

08/09/1999-33363
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

CORPORATE GENERAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Nineteen Thousand and 00/100's Dollars (\$19,000.00), the receipt of which is hereby acknowledged, the undersigned grantor, **Scott & Wiggins Building Corporation**, a corporation, (herein referred to as **GRANTOR**) does grant, bargain, sell and convey to **Paul G. Wiggins and wife, Jennifer L. Wiggins**, as Joint Tenants with Right of Survivorship, (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 4, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, page 33 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to all recorded or unrecorded easements, liens, right-of-way, restrictions, Declaration of Protective Covenants, recorded map restrictions, recorded leases, and all other matters of record in the Probate office of Shelby County, Alabama.

Mineral and mining rights excluded.

Subject to ad valorem taxes for 1999, a lien but not yet payable.

Subject to any discrepancies or conflicts in boundary lines or shortages in area or encroachments, which a correct survey or an inspection of the premises would disclose.

TO HAVE AND TO HOLD, To the said **GRANTEE**, their heirs and assigns forever.

The **GRANTOR** does for itself, its successors and assigns, covenant with **GRANTEE**, their heirs, and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances other than shown herein; 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**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR** by its Secretary, who is authorized to execute this conveyance, hereto set its signature and seal, this the 5TH day of August, 1999.

Scott & Wiggins Building Corporation

By Doris B. Scott
Doris B. Scott
Its Secretary

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Doris B. Scott**, whose name as Secretary of Scott & Wiggins Building Corporation, 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 this conveyance, she, 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 5TH day of August, 1999.

Steve E. Martin
Notary Public

My Commission Expires: 11/13/02

THIS INSTRUMENT PREPARED BY:

Steve E. Martin
2700 Highway 280 E., Suite 310
Birmingham, Alabama 35223
(205) 414-0011

282-Deed-Wiggins

Inst # 1999-33363

08/09/1999-33363
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00