

STATE OF ALABAMA)  
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars & NO/100's Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned grantor, **Vestavia Building & Remodeling, Inc., a corporation**, (herein referred to as **Grantor**) does grant, bargain, sell and convey to **Wiggins Building Corporation** (herein referred to as **Grantee**), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lots 34, 35 & 37, according to the Survey of Camden Cove - Sector 2, as recorded in Map Book 27, Page 26, in the Probate Office of Shelby County, Alabama.**

**Subject to the Following:**

All recorded easements, liens, right-of-way, mortgages, and all other matters of record in the Probate office of Shelby County, Alabama.

Mineral and mining rights excluded.


Ad Valorem taxes for the current year.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the property.

**TO HAVE AND TO HOLD**, to the said **GRANTEE**, its successors and assigns forever.

The **GRANTOR** does for itself, its successors and assigns, covenant with **GRANTEE**, its successors 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**, its successors and assigns forever, against the lawful claims of all persons.

**Vestavia Building & Remodeling, Inc.**

By:   
**Victor B. Wiggins**  
Its President

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Victor B. Wiggins**, whose name as President of **Vestavia Building & Remodeling, 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 this 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 13<sup>th</sup> day of March, 2001.

  
Notary Public

My Commission Expires

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Apr 27, 2004  
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

03/19/2001-09778  
11:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL