

STATE OF ALABAMA)
COUNTY OF SHELBY)

TITLE NOT CHECKED

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Nineteen Thousand Five Hundred & NO/100's Dollars (\$19,500.00), the receipt of which is hereby acknowledged, the undersigned grantor, **Wiggins Building Corporation (formerly Vestavia Building & Remodeling, Inc.)**, a corporation, (herein referred to as **Grantor**) does grant, bargain, sell and convey to **Southern Home Services, LLC**. (herein referred to as **Grantee**), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 36, 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 being situated in Shelby County, Alabama.

Subject to the Following:

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

Mineral and mining rights excluded.

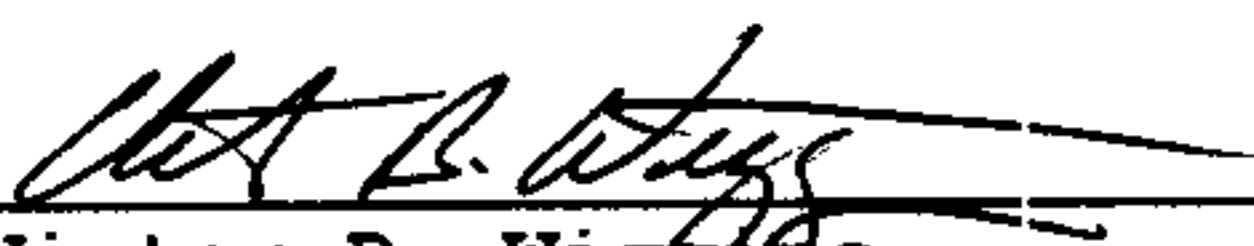
Ad Valorem taxes for the current year.

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.

Wiggins Building Corporation
(Formerly Vestavia Building & Remodeling,
Inc.)

By: 
Victor B. Wiggins
Its President

2001-10248
11:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

Inst # 2001-10248

**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 **Wiggins Building Corporation (formerly 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 27th day of February, 2001.

Dore B. Scott
Notary Public

My Commission Expires 6/25/2003

This Instrument Prepared By:
Steve E. Martin
2700 Highway 280 E., Suite 180
Birmingham, Al. 35223
(205) 414-0011

287-VBR-Southern Home Services, LLC.

Inst # 2001-10248

03/21/2001-10248
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