

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
James Rodney Wiggins
11 Snow Lane
Alabaster, AL 35007

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Joan Hardin, a single woman**, hereinafter called "Grantor," does hereby GRANT, BARGAIN, SELL AND CONVEY unto **James Rodney Wiggins, a single man**, hereinafter called "Grantee" 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 20-foot wide easement for ingress and egress more particularly described as follows:

Commence at the NW corner of the NW ¼ of the SE ¼ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; thence East along the North line thereof, a distance of 425.0 feet to the point of beginning of a 20 foot wide easement for ingress and egress, said easement lying 10 feet each side of the following described centerline; thence continue East along the North line a distance of 98.81 feet; thence 25 degrees 02 minutes 41 seconds left in a Northeasterly direction a distance of 267.22 feet; thence 11 degrees 12 minutes 22 seconds left in a Northeasterly direction a distance of 69.31 feet to the Southwesterly right of way line of Snow Drive and the end of said centerline.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantor covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the said premises; that the Grantor and the heirs, executors, administrators of the Grantor shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 31st day of January, 2003.

GRANTOR

Joan Hardin (L.S.)
Joan Hardin

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Marie Adams, a Notary Public for the State at Large, hereby certify that the above posted name, Joan Hardin, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31 day of January, 2003.

Marie S. Adams
NOTARY PUBLIC
My Commission Expires: 3-23-03