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20030428000261190 Pg 1/2 74.00
Shelby Cnty Judge of Probate, AL
04/28/2003 14:48:00 FILED/CERTIFIED

Riverchase Office
(205) 988-5600
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This instrument was prepared by:

(Name) Frances J. Walker
(Address) 2172 Hwy 31 South
Pelham, Al 35124

Send Tax Notice to:

(Name) Cary Frank Wiggins
(Address) 435 Snow Drive
Saginaw, Al 35137

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand & No/100 (\$60,000.00) DOLLARS

to the undersigned grantor Stoney Ridge Development Corporation, an Alabama a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Cary Frank Wiggins

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Exhibit "A" for Metes and Bounds Legal Description

Subject to current taxes, all matters of public record, including, but not limited to easements, covenants and restrictions of record, the rights of others to use Snow Drive, and other matters which may be viewed by observation. Mineral and mining rights excluded.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Harold R. Walker President, who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 18th day of April, ~~19~~2003.

ATTEST:

Frances J. Walker
Secretary

By Harold R. Walker
President

STATE OF ALABAMA

SHELBY County }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker, whose name as President of Stoney Ridge Development 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 the conveyance, (he), (~~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 18th day of April A.D., ~~19~~2003.

April 1, 2007

My Commission Expires:

[Signature]
Notary Public

EXHIBIT "A"

Parcel I:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 412.00 feet to the point of beginning of the property being described; thence continue along last described course 150.04' to a point; thence turn 89°05'54" right and run Easterly 575.86 feet to a point; thence turn 70°39'45" right and run Southeasterly 158.94 feet to a point; thence turn 109°19'58" right and run Westerly 630.86 feet to the point of beginning.

Parcel II:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, Shelby County, Alabama; and run thence Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 562.04 feet to the point of beginning of the property being described; thence turn 89°05'54" right and run Easterly 575.86 feet to a point; thence turn 109°16'58" left and run Northwesterly 196.91 feet to a point; thence turn 70°48'06" left and run Westerly 174.31 feet to a point; thence turn 90°02'29" left and run Southerly 35.02 feet to a point; thence turn 90°04'13" right and run Westerly 333.98 feet to a point on the same said West line of said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence turn 88°56'29" left and run Southerly 150.29 feet to the point of beginning.

All being situated in Shelby County, Alabama.