

Send tax notice to:
Harriett Snyder Downs
8585 Highway 51
Sterrett, AL 35147

This Instrument Prepared By:
Gwen D. Skinner, Esq.
Feld, Hyde, Wertheimer & Bryant, P.C.
2000 SouthBridge Parkway, Suite 500
Birmingham, Alabama 35209

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF FELD, HYDE, WERTHEIMER & BRYANT, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Harriett Snyder Downs, an unmarried person (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Lee R. Wiggins and Denise D. Wiggins (hereinafter referred to as "Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor thereof in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

I. An undivided four percent (4%) interest in and to:

Begin at the Northwest corner of the NE¼ of the SE¼ of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama; thence Southerly along the West line of said quarter-quarter 663.34 feet to a point; thence 88 deg. 45 min. 30 sec. left and easterly 1,011.04 feet to a point; thence 88 deg. 53 min. right and Southerly 1,278.19 feet to a point; thence 97 deg. 55 min. left and Easterly 143.44 feet to a point; thence 39 deg. 01 min., right and Southeasterly 588.57 feet to a point on the West right of way line of Shelby County Highway Number 51; thence 84 deg. 42 min. left and Northeasterly along said right of way line 631.95 feet to a point; thence 83 deg. 40 min. left and along the centerline of a branch 151.96 feet to a point; thence 5 deg. 44 min. left 160.50 feet to a point; thence 72 deg. 28 min. right 65.50 feet to a point; thence 29 deg. 56 min. left 117.40 feet to a point; thence 69 deg. 24 min. left 102.80 feet to a point; thence 34 deg. 31 min. right 90.10 feet to a point; thence 7 deg. 22 min. left 261.30 feet to a point; thence 112.51 feet right 96.42 feet to a point; thence 108 deg. 10 min., left 208.16 feet to a point on the East line of Section 20; thence 47 deg. 53 min. right and Northerly along said East line of said Section 20, 917.39 feet to the Northeast corner of the Northeast Quarter of the Southeast Quarter of Section 20; thence 88 deg. 57 min. left and Westerly along the North line of said NE¼ of the SE¼ 1,350.03 feet to the point of beginning, containing 41.9 acres and marked on the corners with iron pins as shown on the plat, subject to easements, rights of way and restrictions of record, according to survey of Joseph E. Conn, Jr., Registered Land Surveyor, dated February 26, 1979, subject to easements and rights of way of record.

Less and Except the Following 2 Parcels:

Parcel 1:

Commence at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 20 Township 19 South Range 1 East, thence run South along the East boundary line of said 1/4-1/4 section for 663.93 feet, thence turn an angle of 91° 04' 30" right and run 337.08 feet, thence turn an angle of 91° 07' left and run 608.78 feet to the point of beginning, thence continue along last said course for 669.43 feet, thence turn an angle of 97° 55' left and run 143.44 feet, thence turn an angle of 48° 05' left and run 256.11 feet, thence turn an angle of 65° 43' left and run 514.12 feet, thence turn an angle of 58° 17' left and run 15.0 feet to the point of beginning. Containing 2.58 acres.

Parcel 2:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence run South along the West boundary line of said quarter-quarter section for a distance of 1350.86 feet to the point of beginning; thence turn an angle of 121 degrees 53 minutes 28 seconds left for a distance of 255.19 feet; thence turn an angle of 69 degrees 19 minutes 28 seconds right for a distance of 77.44 feet; thence turn an angle of 07 degrees 22 minutes 00 seconds right for a distance of 90.10 feet; thence turn an angle of 34 degrees 31 minutes 00 seconds left for a distance of 102.80 feet; thence turn an angle of 69 degrees 24 minutes 00 seconds right for a distance of 117.40 feet; thence turn an angle of 29 degrees 56 minutes 00 seconds right for a distance of 65.50 feet; thence turn an angle of 72 degrees 28 minutes 00 seconds left for a distance of 160.50 feet; thence turn an angle of 05 degrees 44 minutes 00 seconds right for a distance of 151.96 feet to the Northerly right of way line of Shelby County Road No. 51; thence turn an angle of 83 degrees 40 minutes 00 seconds right and run Southwesterly along said road right of way line for a distance of 412.63 feet; thence turn an angle of 86 degrees 08 minutes 58 seconds right for a distance of 513.35 feet; thence turn an angle of 16 degrees 02 minutes 37 seconds right for a distance of 368.80 feet; thence turn an angle of 99 degrees 24 minutes 57 seconds right for a distance of 282.23 feet; to the point of beginning. Containing 8.99 acres more or less.

II. Together with the Following Easement for Ingress, Egress and Utilities:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama; thence run South along the West boundary line of said quarter-quarter section for a distance of 1350.86 feet; thence turn an angle of 58 degrees 06 minutes 32 seconds right for a distance of 256.89 feet to the point of beginning of the centerline of a 50 foot easement for ingress, egress and utilities; thence turn an angle of 99 degrees 24 minutes 57 seconds left for a distance of 367.04 feet; thence turn an angle of 16 degrees 02 minutes 37 seconds left for a distance of 505.42 feet to the Northerly right of way line of Shelby County No. 51 for the point of ending.

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby

County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs, successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on June 2, 2003.

Harriett Snyder Downs
Harriett Snyder Downs

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Harriett Snyder Downs, an unmarried person, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand on June 2, 2003.

Alicia A. Davis
Notary Public

Alicia A. Davis
Printed Name

(NOTARY SEAL)

MY COMMISSION EXPIRES OCT. 23, 2005

My Commission Expires: _____