

WARRANTY DEED

20031217000812230 Pg 1/1 161.00  
Shelby Cnty Judge of Probate, AL  
12/17/2003 15:33:00 FILED/CERTIFIED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Chris Coleman  
240 Camden Cove Parkway  
Calera, Alabama 35040

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred forty nine thousand eight hundred and no/100 (\$149,800.00)** to the undersigned grantor, a corporation, in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Wiggins Building Corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Chris Coleman** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**Lot 64, according to the Survey of Amended Map of Final Plat of Camden Cove, Sector 7, as recorded in Map Book 30, Page 83, in the Probate Office of Shelby County, Alabama.**


Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 18<sup>th</sup> day of November, 2003.

  
\_\_\_\_\_  
**Wiggins Building Corporation**  
By: J. Gregg Scott, Jr.  
Its: Vice President/Treasurer

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that J. Gregg Scott, Jr. whose name(s) as Vice President/Treasurer of **Wiggins Building 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 executed the same voluntarily as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 18<sup>th</sup> day of November, 2003.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-05