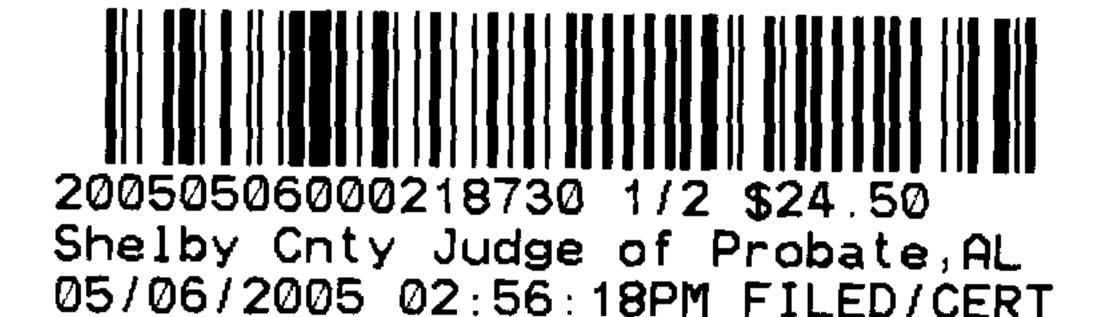
This instrument was prepared by: Perryn G. Carroll, Attorney at Law P.O. Box 530543 Birmingham, Alabama 35253

WHEN RECORDED RETURN TO: Perryn G. Carroll, Attorney at Law P.O. Box 530543
Birmingham, Alabama 35253



Form 1-1-27 Rev 1-66 WARRANTY DEED JOINT TENANTS WITH RIGHT OF SUVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand Eight Dollars and No 00/100 [\$208,000.00], paid by Mortgage in the amount of One Hundred Ninety Seven Thousand Six Hundred Dollars and No 00/100 (\$197,600.00) filed at the same time as this deed, to the undersigned grantors, Daniel C. Borland and Linda D. Borland, a married couple, (herein referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged the said GRANTORS does by these presents, grant bargain, sell and convey unto Delmer P. Riggs and Maureen R. Riggs, a married couple, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate in Shelby County.

Lot 405, according to the Map and Survey of Savannah Pointe, Sector V, Phase I, as recorded in Map Book 26, Page 50, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

## Subject To:

- 1. Building and Setback lines of 35 feet as recorded in Map Book 26, Page 50, in the Probate Office of Shelby County, Alabama.
- 2. Right of Way to Southern Natural Gas as recorded in Deed Book 90, Page 477, in the Office of the Judge of Probate of Shelby County, Alabama.
- 3. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument No. 2000-1055, in the Probate Office of Shelby County, Alabama.
- 4. Permit to Alabama Power Company as recorded in Deed Book 171, Page 279.
- 5. Annexed to the City of Calera as recorded in Instrument No. 1998-10745.

Shelby County, AL 05/06/2005 State of Alabama

Deed Tax: \$10.50

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

· · · · · · · · · · · · · · · · · · ·	Grantors have hereunto set their signatures and seals,
this May of April , 20	05
	titand C. Borbana
Witness	Daniel C. Borland
	A like 1
Witness	Linda D. Borland
V V I II I I I I I I I I I I I I I I I	Elliua D. Dollanu
STATE OF ALABAMA	
COUNTY	
	Public in and for said County, in said State, hereby certify that
	d, a married couple, individually whose name is signed to the low to me, acknowledge before me on this day, that, being
	nce, she executed the same voluntarily as her act on the day
the same bears date.	
Given under my hand and official seal the	$e^{2m}$ day of $ADU$ . 2005.
Given under my namu and omciai sear un	
	About Navior Hicks
My Commission Expires	THE HILL HICK
3-21-2000	Notary Public

20050506000218730 2/2 \$24.50

Shelby Cnty Judge of Probate, AL 05/06/2005 02:56:18PM FILED/CERT