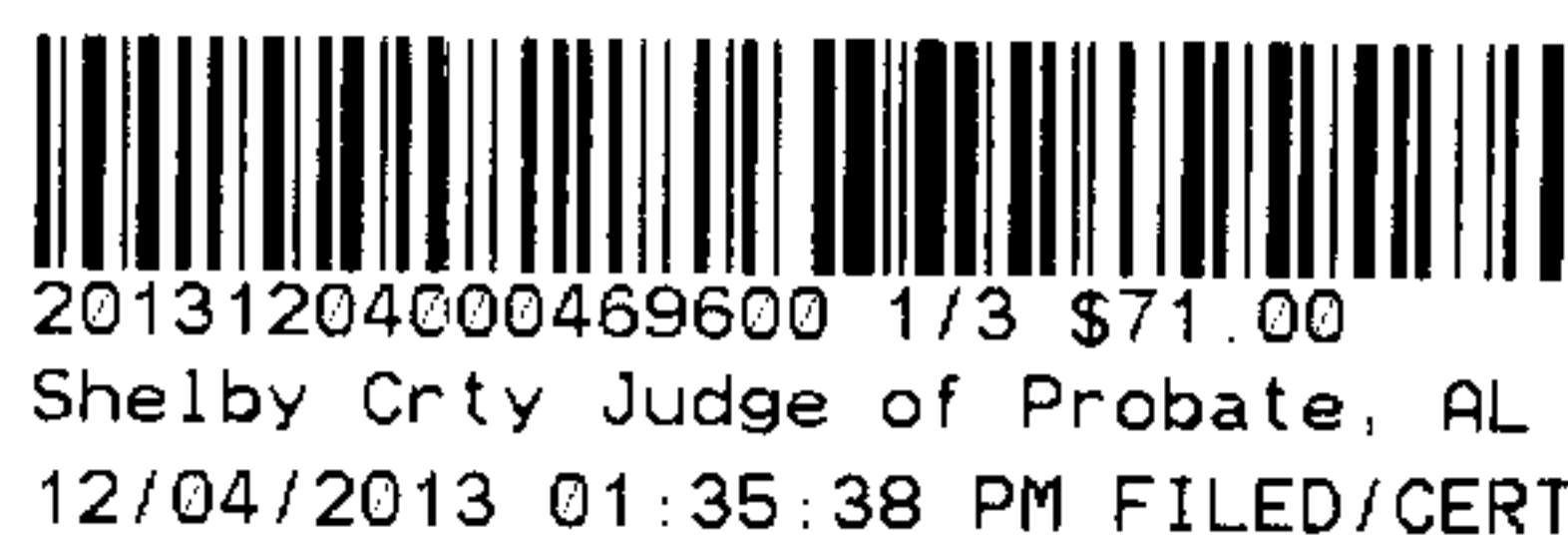




STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 3rd day of May, 2013 by **Barrie S. Mauk, a single woman** (hereinafter referred to as the "Grantor"), to **GST Exempt Shares of the Family Trust U/W/O Wilmer Joe Downs effective dated 12-27-2010, Denise D. Wiggins and Lee R. Wiggins** (hereinafter referred to as the "Grantee").

NOW, THEREFORE, in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 358, according to the survey of Alabama Power Company Recreational Cottage Site Sector 1 as recorded in Map Book 21, Pages 96A, B and C in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances and thereto belonging or in anyway appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

This conveyance is made subject to the following:

1. 2014 ad valorem taxes, a lien but not yet due and payable.
2. Subject to easement restrictions and rights of way or record.
3. Any applicable zoning ordinances.
4. The restrictions are recorded in Inst # 1996-28700 and not 1997-28700 as stated on the SWD from Alabama Property Company. There are restrictions listed on the plat map.
5. According to the tax records, there is a boat dock. According to the Plat Map recorded in Map Book 21, Page 96 A, B and C, there is a "Shoreline Buffer Zone" retained by Alabama Power Company. This "Shoreline Buffer Zone" is subject to flooding and requires a permit from Alabama Power Company for use by the owner of the adjoining parcel
6. Barrie S. Mauk is the surviving Grantee of that certain deed recorded in Instrument Number Inst # 1998-18809 recorded in the Office of the Judge of Probate of Shelby County, Alabama. Further, Wayne Mauk A/K/A John Wayne Mauk having died on July 28, 2013.
7. Subject to that certain mortgage to Wells Fargo Bank, N.A. recorded in 20130402000136480 and subject to that certain mortgage to Citibank, NA successor by merger to Citibank, FSB in 20130402000136490 in the Office of the Judge of Probate of Shelby County Alabama.
8. A purchase money mortgage in the amount of \$250,000.00 is recorded simultaneously herewith.

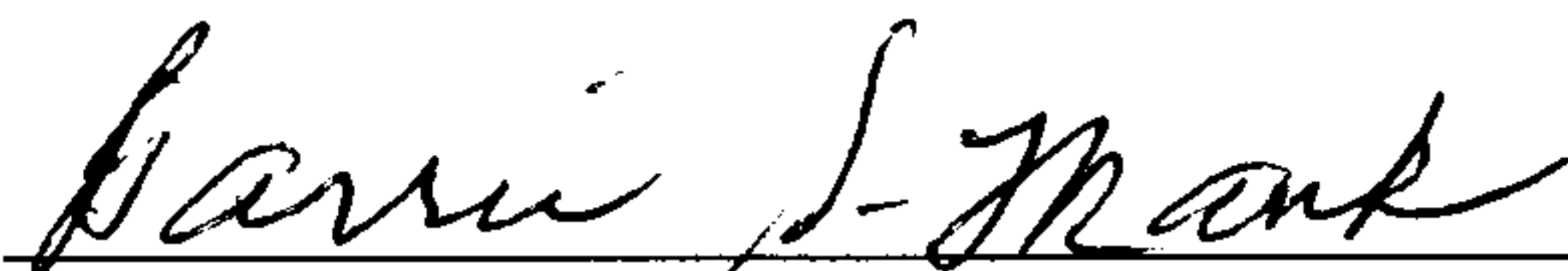
TO HAVE AND TO HOLD to the said Grantee, her heirs, executors and assigns forever.

A handwritten signature in black ink, appearing to be 'BSM'.

And said Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantee, her heirs, executors and assigns, that they are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

The parties intend by the execution of this conveyance to vest one hundred percent (100%) interest in and to the Subject Property in the Grantee, **GST Exempt Shares of the Family Trust U/W/O Wilmer Joe Downs effective dated 12-27-2010, Denise D. Wiggins and Lee R. Wiggins**

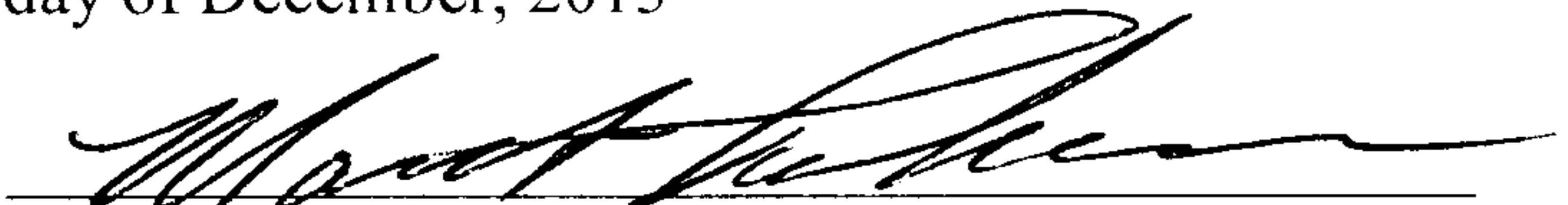
IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first written above.


Barrie S. Mauk

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that by **Barrie S. Mauk**, whose names is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, she executed the same voluntarily on the day the same bears date.

Given under my hand this 2nd day of December, 2013


Notary Public
My Commission Expires: 3-10-2017

Prepared By:
Mark A. Pickens, P.C.
Post Office Box 59372
Birmingham, AL 35259
MAP# 13-0288




20131204000469600 2/3 \$71.00
Shelby Cnty Judge of Probate, AL
12/04/2013 01:35:38 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barrie S. Mank
Mailing Address 5623 Colony Lane
Hoover AL 35226

Grantee's Name Denise D. Wiggins
Mailing Address PO Box 160
Westover AL 35140

Property Address 320 Primrose Lane
Shelby, AL 35143

Date of Sale 300,000 12/2/13
Total Purchase Price \$ 300,000.00



20131204000469600 3/3 \$71.00
Shelby Cnty Judge of Probate, AL
12/04/2013 01:35:38 PM FILED/CERT

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☒ Closing Statement

☐ Appraisal
☒ Other Warranty Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 12/2/13

Print Mark A. Pickens

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)