

WARRANTY DEED

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Shelby Cnty Judge of Probate, AL
06/12/2014 11:37:19 AM FILED/CERT

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
#17 Office Park Circle, Ste 150
Birmingham, Alabama 35223

Send Tax Notice To:

Lee R. Wiggins
Denise D. Wiggins
P.O. Box 160
Westover, AL 35185

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Five Thousand and No/100 Dollars (\$205,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Denise D. Wiggins, Trustee of the GST Exempt Shares of the Family Trust U/W/O Wilmer Joe Downs effective dated 12-27-2010, and Denise D. Wiggins and husband, Lee R. Wiggins** (herein referred to as Grantors) do grant, bargain, sell and convey unto

Denise D. Wiggins and Lee R. Wiggins

(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, 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.

ALL of the consideration has been paid from the proceeds of a purchase money mortgage.

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

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

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 10th day of June, 2014.

The GST Exempt Shares of the Family Trust U/W/O
Wilmer Joe Downs effective dated 12-27-2010

by:

Denise D. Wiggins
Denise D. Wiggins, Trustee

Denise D. Wiggins
Denise D. Wiggins

Lee R. Wiggins
Lee R. Wiggins

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Denise D. Wiggins and Lee R. Wiggins**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of June, 2014.

My Commission Expires: 7/26/16

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Luke A. Henderson
Notary Public

I, the undersigned, a Notary Public for the State of Alabama, do hereby certify that **Denise D. Wiggins**, whose name as Trustee for that trust named the **GST Exempt Shares of the Family Trust U/W/O Wilmer Joe Downs effective dated 12-27-2010**, is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she in her capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of June, 2014.

My Commission Expires: 7/26/16

Grantor's Address & Property Address:
320 Primrose Lane
Shelby, AL 35143

Luke A. Henderson
Notary Public