

Send tax notice to:

CHAD BLACKMON  
4024 STONEHAVEN CIRCLE  
BIRMINGHAM, AL, 35244

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2014262



20140703000201940 1/2 \$55.00  
Shelby Cnty Judge of Probate, AL  
07/03/2014 11:53:58 AM FILED/CERT

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Eighteen Thousand and 00/100 Dollars (\$318,000.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, PAUL G. WIGGINS and JENNIFER WIGGINS, HUSBAND AND WIFE, **whose mailing address is:**  
5184 Caldwell Mill Road, Ste 204-235, Birmingham AL 35242 (hereinafter referred to as "Grantors") by CHAD BLACKMON and CHARITY BLACKMON **whose mailing address is:** 4024 STONEHAVEN CIRCLE BIRMINGHAM, AL 35244 (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 38, ACCORDING TO THE SURVEY OF VALLEYBROOK PHASE IV, AS RECORDED IN MAP BOOK 14, PAGE 84, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. .

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. RESTRICTIONS APPEARING OF RECORD IN REAL 315, PAGE 960, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN REAL 333, PAGE 221 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 4, PAGE 441, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


\$280,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

Shelby County, AL 07/03/2014  
State of Alabama  
Deed Tax: \$38.00

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal  
this the 10th day of June, 2014.

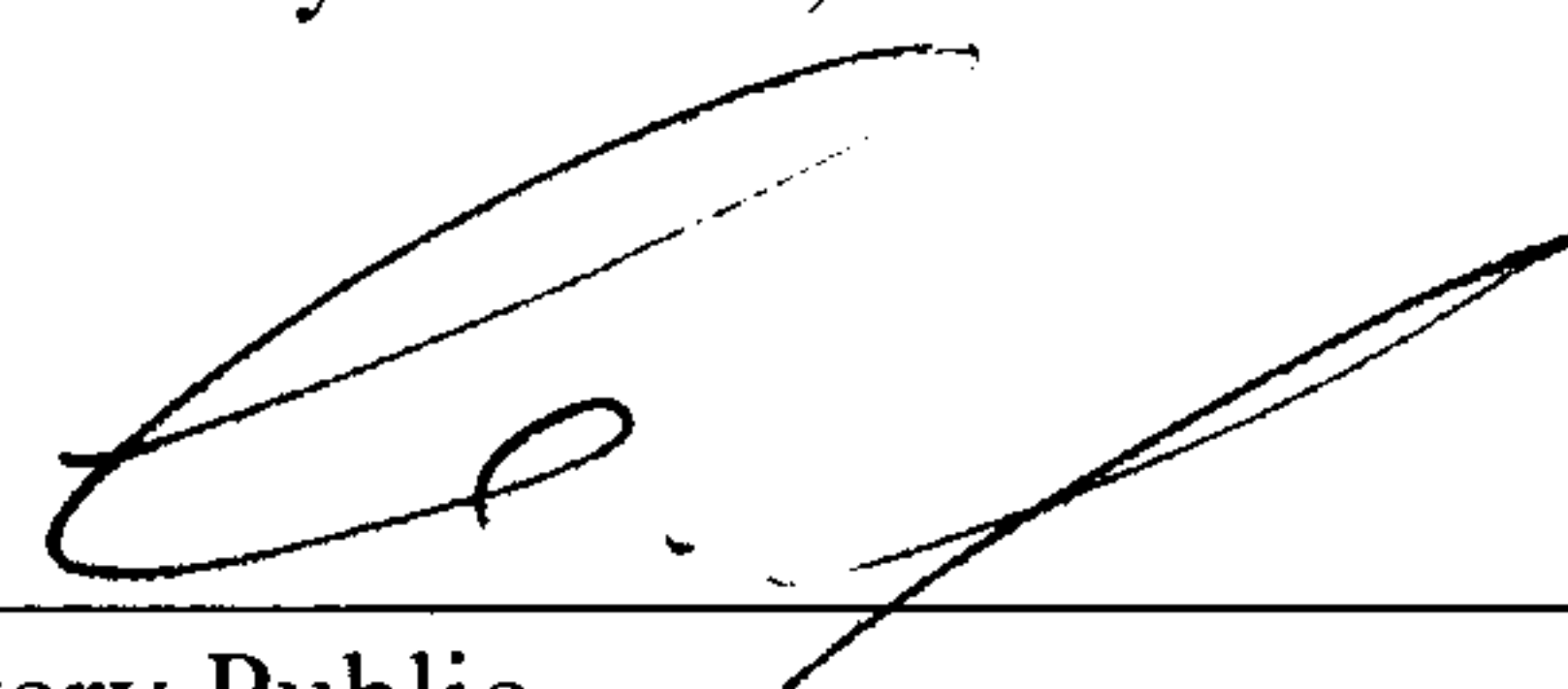
  
\_\_\_\_\_  
PAUL G. WIGGINS

  
\_\_\_\_\_  
JENNIFER WIGGINS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that PAUL G. WIGGINS and JENNIFER WIGGINS, whose names are signed to  
the foregoing instrument, and who are known to me, acknowledged before me on this  
day, that, being informed of the contents of the said instrument, 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.

  
\_\_\_\_\_  
Notary Public

Print Name:

Commission Expires:



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