

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Lee R. Wiggins
Denise D. Wiggins
P.O. Box 160
Westover, AL 35185

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED FORTY EIGHT THOUSAND DOLLARS and NO/00 (\$348,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Denise D. Wiggins and husband, Lee R. Wiggins** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **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 Lee R. Wiggins** (herein referred to as **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.

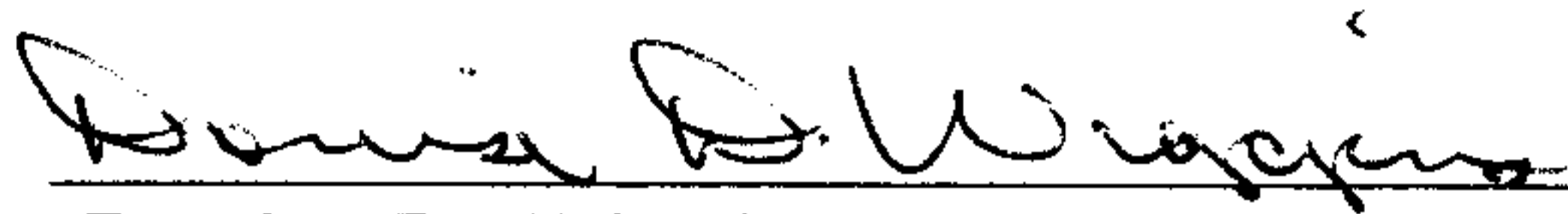
SUBJECT TO:


1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of December, 2014.


Denise D. Wiggins

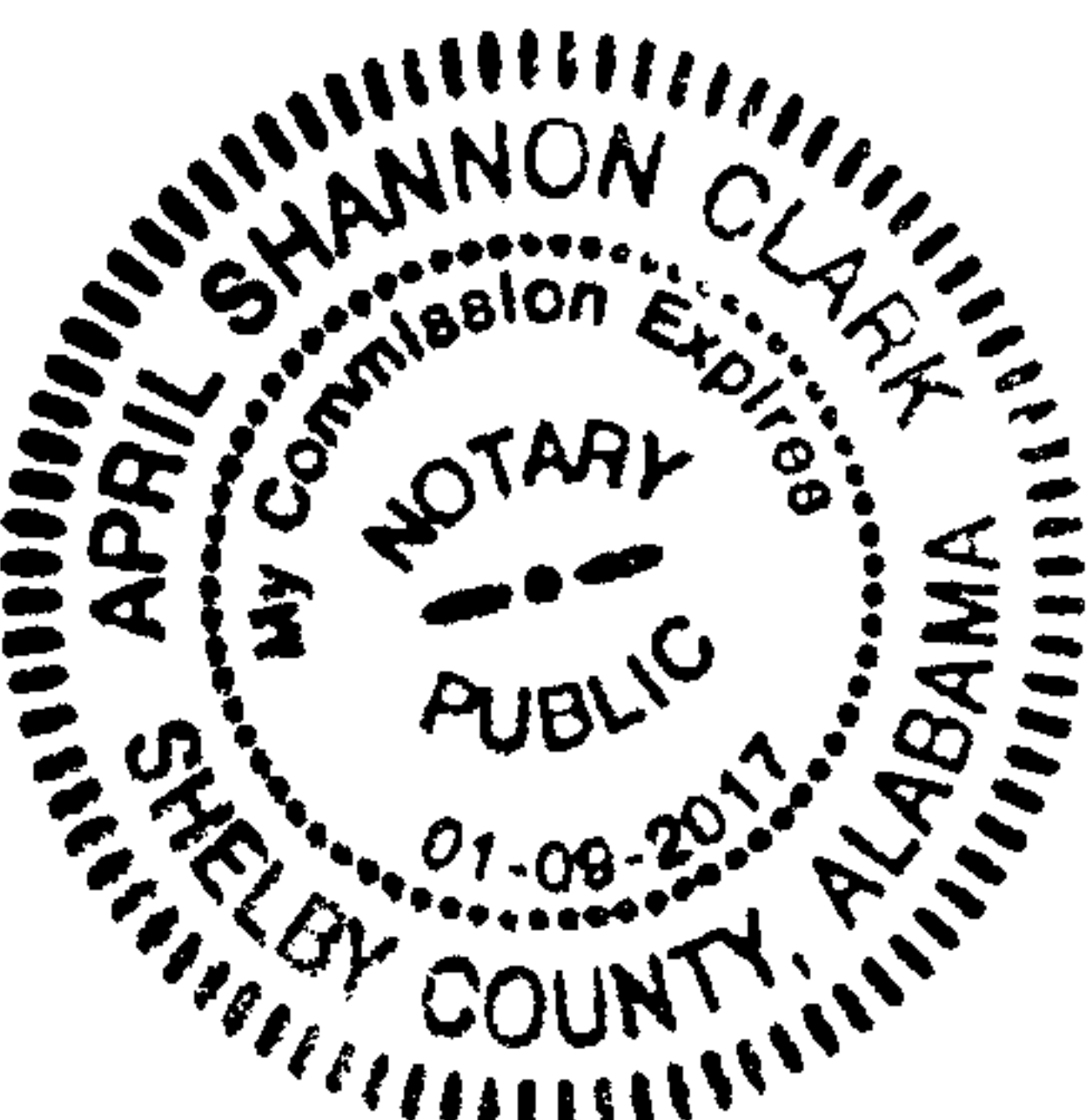

Lee R. Wiggins


STATE OF ALABAMA)
COUNTY OF SHELBY)


Shelby County, AL 12/29/2014
State of Alabama
Deed Tax: \$348.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Denise D. Wiggins and husband Lee R. Wiggins**, whose names are signed to the foregoing conveyance, and who is 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 22nd day of December, 2014.




Notary Public
My Commission Expires: 1-9-2017


20141229000406470 1/2 \$367.00
Shelby Cnty Judge of Probate, AL
12/29/2014 01:53:40 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

Mailing Address

Lee and Denise Wiggins
P.O. Box 1160
Westover, AL 35185

Property Address

8585 Hwy 51
Sterrett, AL 35147

Grantee's Name

Mailing Address

Lee and Denise Wiggins
P.O. Box 1160
Westover, AL 35185

Date of Sale

12-22-14

Total Purchase Price

or

Actual Value

or

Assessor's Market Value

\$348,000.00

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

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 of 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 12-22-14

Unattested

AC
(verified by)

Print

Denise D. Wiggins

Sign

Denise D. Wiggins

(Grantor/Grantee/Owner/Agent) circle one



20141229000406470 2/2 \$367.00
Shelby Cnty Judge of Probate, AL
12/29/2014 01:53:40 PM FILED/CERT

Form RT-1