

Send tax notice to:  
Kevin and Susan Wiggins  
1000 Westwick Cir  
Birmingham, AL 35242  
CHL2100122

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Six Hundred Thousand and 00/100 Dollars (\$600,000.00)** the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Charles S. Carroll and Peggy L. Carroll, husband and wife**, whose mailing address is: **475 Allgood Road, Cherry Log, GA 30522** (hereinafter referred to as "Grantor"), by **Kevin Wiggins and Susan Wiggins, as joint tenants with rights of survivorship, whose address is 1000 Westwick Cir. Birmingham AL 35242** (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1214, according to the Map of Highland Lakes, 12th Sector, Phase I, an Eddleman Community, as recorded in Map Book 26 Page 137, in the Probate Office of Shelby County, Alabama. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Inst #1996-17543 and Inst #1999-31095 in the Probate Office of Shelby County, Alabama.


SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

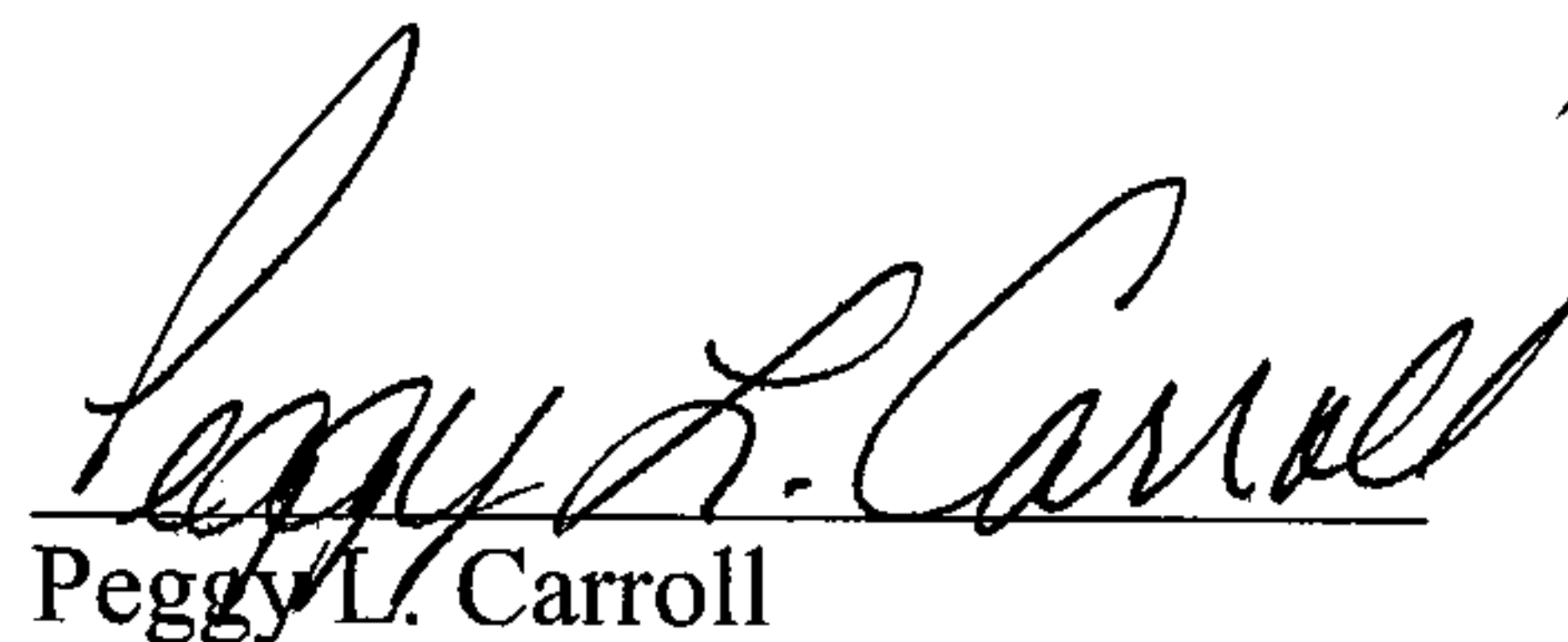
\$528,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantee, her/his heirs, executors, administrators and assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right to sell and convey the same as aforesaid; and that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set his/her signature and seal on this, the 16 day of April, 2021.

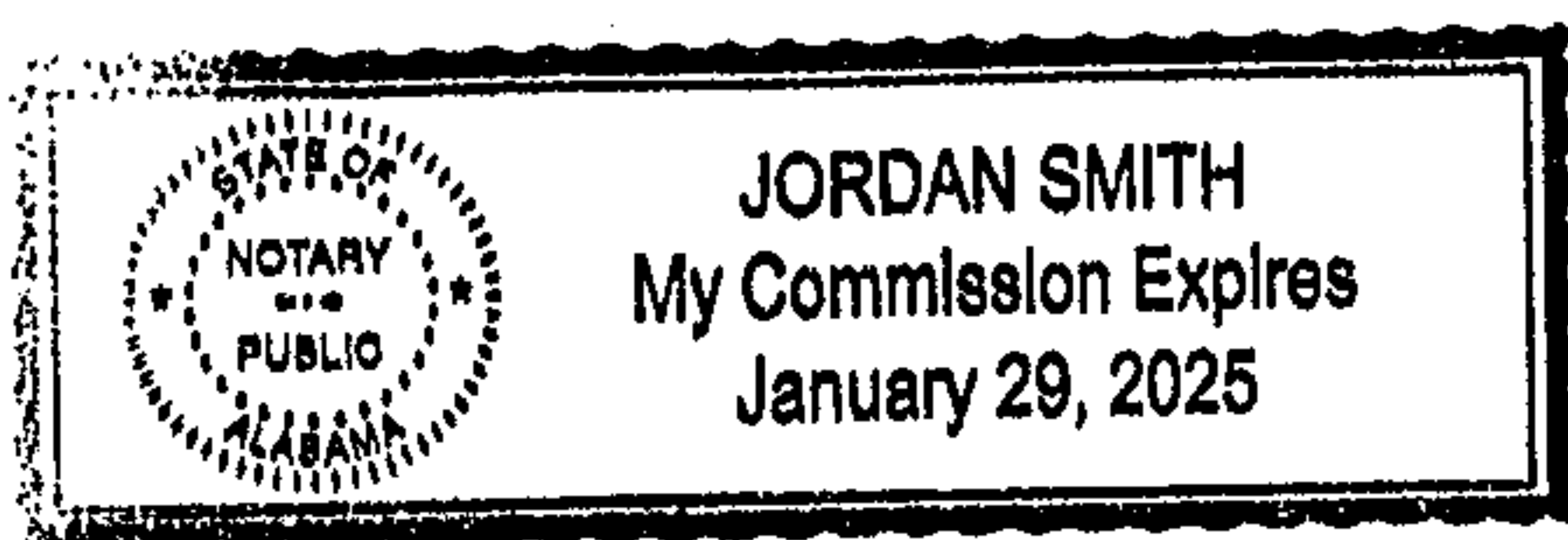
  
Charles S. Carroll


  
Peggy L. Carroll

STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles S. Carroll and Peggy L. Carroll, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, the 16 day of April, 2021.



  
Notary Public  
Print Name: Jordan Smith  
Commission Expires: 1/29/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/27/2021 08:00:55 AM  
\$97.00 CHERRY  
20210427000206650

*Allen S. Byrd*