

3.50 + 3.00 = 6.50

1719

SEND TAX NOTICE TO:

(Name) Danny M. Blackwell
c/o Route 1, Box 2715
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) John Burdette Bates, Attorney at Law

(Address) #10 Office Park Circle, Suite 122, Birmingham, Alabama 35223

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY-ONE THOUSAND FIVE HUNDRED AND 00/100 (\$ 21,500.00) - - - DOLLARS.

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOHN W. WILDER AND WIFE, PEGGY J. WILDER AND REED WHITE, SR. AND WIFE, BARBARA WHITE,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DANNY M. BLACKWELL, A SINGLE MAN,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 35, Township 24 North, Range 15 East; thence run West on the Section line for 2705.66 feet; thence left 90° 00' for 1068.84 feet to the point of beginning; thence left 162° 57' 15" for 557.27 feet; thence left 31° 42' 16" for 452.57 feet to Ridge Road R.O.W. line; thence right 81° 34' 34" and along said R.O.W. line for 58.0 feet; thence right 95° 20' 12" for 514.36 feet; thence right 34° 35' 42" for 194.09 feet; thence right 00° 03' 05" for 228.49 feet; thence right 3° 18' 55" for 164.44 feet to the edge of the water; thence Westerly along the water edge for 115 feet, more or less, to the point of beginning.

Subject to: 1. Ad valorem taxes for the year 1987, which said taxes are not due or payable until October 1, 1987. 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 145, Page 165, and as reserved in Real Volume 83, Page 284. 3. Right of way to Alabama Power Company as excepted in Deed Book 145, Page 165. 4. Right of way granted to Alabama Power Company by instrument recorded in Deed Book 242, Page 369. 5. Transmission line permit to Alabama Power Company, in Deed Book 171, Page 48. 6. Riparian and other rights created by the fact that the subject property fronts on a lake. 7. Title to land comprising the shores or bottoms of navigable waters or to artificial accretions or fills.

\$18,500.00 of the purchase price is covered by a mortgage filed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 19TH day of August, 19 87.

See Power of Attorney recorded in Book 108, Page 397, Probate Office of Shelby County, Alabama.

John W. Wilder (SEAL)
By Peggy J. Wilder, Attorney in fact
Peggy J. Wilder (Seal)
Reed White Sr. (Seal)
Barbara White (Seal)
Barbara White

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Wilder, Reed White, Sr. and Barbara White whose name is AKA 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 19TH day of August, A. D., 19 87.

John Burdette Bates

BOOK 147 PAGE 191

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Wilder, whose name as Attorney in Fact for John W. Wilder, is 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, she, as such Attorney in Fact for John W. Wilder, and with full authority, executed the same voluntarily for and as the act of the said John W. Wilder.

Given under my hand and official seal this 19TH day of August, 1987.

John Burdette Bates
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 AUG 21 PM 4:02

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>300.00</u>
2. Mtg. Tax	<u>500</u>
3. Recording Fee	<u>300</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>1100</u>

BOOK 147 PAGE 192

TRN TO: John Burdette Bates
#10 Office Park Circle
Suite 122
Birmingham, Alabama 35223

TO
John W. Wilder, Peggy J. Wilder,
and White, Sr. and Barbara White

Danny Blackwell

ARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

Not form furnished by:
TICOR TITLE INSURANCE
316 21st Street North, Birmingham, Alabama 35203
(205) 251-8484

DEED TAX \$	
RECORD FEE \$	
TOTAL \$	