WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To: Omer D. Bohannon and Betty J. Bohannon STATE OF ALABAMA) c/o Route 1, Box 2715 Shelby, Alabama 35143 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of NINETEEN THOUSAND FIVE HUNDRED AND 00/100 (\$ 19,500.00) DOLLARS, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, JOHN W. WILDER AND WIFE, PEGGY J. WILDER AND REED WHITE, SR. AND WIFE, BARBARA WHITE, herein referred to as Grantors, do grant, bargain, sell and convey unto OMER D. BOHANNON AND BETTY J. BOHANNON, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Map and Survey of Wildwood Shores, Second Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 11, Page 43.

Subject to: 1. Ad Valorem taxes for the year 1989, which said. taxes are not due or payable until October 1, 1989. 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 Real Volume 83, Page 284. Right of way granted Alabama Power Company by instrument recorded in Deed Book 242, Page 369. 4. Right of way granted to Alabama Power Company as recorded in Deed Book 145, Page 165. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 171, Page 48. 6. Riparian and other rights created by the fact that the subject property fronts on a lake. NOTE This deed does not warrant title to land comprising the shores or bottoms of navigable waters or to artificial accretions or fills. 7. Easements and building line on recorded map. 8. Restrictions appearing of record in Real Book 211, Page 818. 9. Standard exceptions contained in Ticor Commitment No. T13275.

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 feesimple 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 the Grantees, their heirs 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 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 and

2.1.BC.

seals, this 31st day of December, 1988.

221 mx 707

John W. Wilder

Peggy Jl Wilder

Reed White, Sr. (SEAL)

Sanbara (A) Lite (SEAL)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Wilder and wife, Peggy J. Wilder and Reed White, Sr. and wife, Barbara White, 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.

Barbara White

Given under my hand and official seal this 31st day of December, 1988.

Notary Public

This instrument was prepared by:

John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122

Birmingham, Alabama 35223

STATE OF ALA. SHELBY CO. I CERTIFY THIS INTRUMENT WAS FILLE

89 JAN 10 PH 1: 16

JULGE OF PROBATE

1. Deed Tax \$ 1950

2. Mtg. Tax

3. Recording Fee 500

4. Indexing Fee 30

TOTAL

2750