

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notice To: Eugene Grater and
Mary Ann Grater
P. O. Box 1865
Alabaster, Alabama 35007

23.700

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of ONE AND 00/100 (\$ 1.00) DOLLARS, and the simultaneous transfer of other personal property 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, herein referred to as Grantors, do grant, bargain, sell and convey unto EUGENE GRATER AND MARY ANN GRATER, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:


Lots 1 and 2, according to the Survey of Wildwood Shores, 2nd Sector, as recorded in Map Book 11, Page 43, in the Probate Office of Shelby County, Alabama.


Subject to: 1. Ad Valorem Taxes for the Year 1992, which said taxes are not due or payable until October 1, 1992. 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 Book 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. Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 167, Page 289 and 291. 8. Easements and building line as shown on recorded map. 9. Restrictions appearing of record in Real Book 211, Page 818.

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 fee simple 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 and 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 seals,
this 12th day of June, 1992.


John W. Wilder (SEAL)


Peggy J. Wilder (SEAL)

STATE OF ALABAMA)
)
JEFFERSON 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, 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.

Given under my hand and official seal this 12th day of June, 1992.


Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

Inst # 1992-11305
06/16/1992-11305
08:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCB 33.00