

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY ONE THOUSAND FIVE HUNDRED & NO/100---- (\$81,500.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Nim Gordon Wilder, III and wife, Bonnie Faye Crocker Wilder (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Patti Jeanette Schroder, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 34, Township 19 South, Range 1 West; thence run South along the West line of said 1/4 - 1/4 Section a distance of 576.62 feet to the point of beginning; thence continue South along said West line a distance of 304.29 feet to a point on the North right of way line of a paved county highway; thence turn an angle to 143 deg. 46 min. to the left and run along said highway right of way a distance of 279.89 feet; thence turn an angle of 100 deg. 51 min. to the left and run a distance of 183.19 feet to a point on the West line of the SW 1/4 of the SW 1/4, Section 34, and the point of beginning. Situated in the SW 1/4 of the SW 1/4 Section 34, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


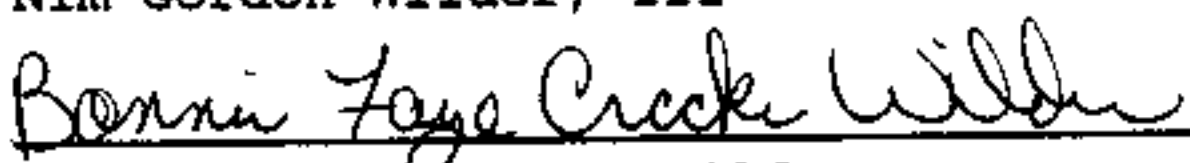
\$65,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1040 County Road 39, Chelsea, Alabama 35043

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of May, 1995.

  
Nim Gordon Wilder, III (SEAL)  
  
Bonnie Faye Crocker Wilder (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State hereby certify that Nim Gordon Wilder, III and wife, Bonnie Faye Crocker 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 30th day of May A.D., 1995

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

  
Notary Public

05/31/1995-14088  
10:24 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 25.00

Inst # 1995-14088