

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
P.O. Box 119 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Susan P. Wilder
(Name)
1699 Spring Creek Road
(Address) Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of EIGHTY-FIVE THOUSAND and 00/100, (\$85,000.00)-----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 F. AUFDEMORTE, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
SUSAN P. WILDER

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

The Northeastern sixty five (65) feet of Lot Four (4) and the Southwestern fifteen (15) feet of Lot Five (5); the said two strips forming a lot fronting eighty (80) feet on Nabors Street, and being situated in Block "L" of Lyman's Addition to the Town of Montevallo, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the intersection of the Northwest side of Nabors Street and the Southwest side of Moody Street; thence go Southwest along the Northwest side of Nabors Street a distance of one hundred and eighty-five (185) feet; thence to the right and parallel to the Southwest side of Moody Street go a distance of one hundred and fifty (150) feet; thence to the left and parallel to the Northwest side of Nabors Street go a distance of eighty (80) feet; thence to the left and parallel to the Southwest side of Moody Street go a distance of one hundred and fifty (150) feet to the Northwest side of Nabors Street; thence to the left and along the Northwest side of Nabors Street go a distance of eighty (80) feet to the point of beginning.

SUBJECT TO:

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- Any loss, claim, damage or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Permits and rights of way of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEE HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY, AND/OR ITS SUCCESSORS AND ASSIGNS, IN THE SUM OF \$76,500.00.

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of April, 19 99

(Seal) _____ (Seal)
 _____ (Seal)
 _____ (Seal)
 _____ (Seal)

John F. Aufdemorte (Seal)
JOHN F. AUFDEMORTE (Seal)

STATE OF ALABAMA
SHELBY County } General Acknowledgment

I, the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that **JOHN F. AUFDEMORTE**

whose name(s) 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, he executed the same voluntarily on the day the same bears date

Given under my hand and official seal, this 9th day of April, 19 99

9/13/99
My Commission Expires:

M.A.S.
Notary Public

04/15/1999-16066
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HWS 17.00