

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Keith E. Wilder

(Address) 109 Pine Lake Circle

Columbiana, Ala 35051



20020826000406710 Pg 1/1 17.00
Shelby Cnty Judge of Probate, AL
08/26/2002 14:13:00 FILED/CERTIFIED

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart 1

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert E. Letson, Jr. and wife, Peggy S. Letson

(herein referred to as grantors) do grant, bargain, sell and convey unto

Keith E. Wilder and Paula H. Wilder

(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 20 of the 1st Addition to Triple Springs Subdivision, 2nd Sector, as recorded in Map Book 6, Page 155 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way and permits of record.

\$96,000.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

\$18,000.00 of the above recited purchase price was paid from a 2nd mortgage recorded simultaneously herewith.

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 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 hand(s) and seal(s), this 23rd day of August, 2002.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert E. Letson Jr. (Seal)
Robert E. Letson, Jr.

(Seal)
Peggy S. Letson (Seal)
Peggy S. Letson

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert E. Letson, Jr. and Peggy S. Letson whose name s 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 23rd day of August A. D., 20 02

My Commission Expires: 10/16/04 MTA

[Signature]
Notary Public.