

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, WEED & HUTCHESON, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

GRANTEE'S ADDRESS:
Stuart Alan Raburn



20040618000330510 Pg 1/2 45.50
Shelby Cnty Judge of Probate, AL
06/18/2004 08:18:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Thirteen Thousand and 00/100 (\$313,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Frank Wildman and Caroline Wildman, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Stuart Alan Raburn and Maryanna Raburn, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

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

\$281,700.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 10th day of April, 2004.
3rd

Frank Wildman
Frank Wildman

Caroline Wildman
Caroline Wildman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frank Wildman and Caroline Wildman, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 10th day of April, 2004.

Susan Hunsfeld
NOTARY PUBLIC
My Commission Expires: _____

MY COMMISSION EXPIRES 11-30-04

COMMITMENT

File No.: 26969

Commitment No.: 26969

EXHIBIT "A"

Lot 6, according to the survey of Bent Tree Acres as recorded in Map Book 23, page 128.

LESS AND EXCEPT:

A part of Lot 6 of Bent Tree Acres as recorded in Map Book 23 on Page 128-B in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin set on the Southwest corner of said Lot 6; thence run East along the South line of said Lot 6 for a distance of 135.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 04 minutes 12 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 109.41 feet to an iron pin set; thence turn an angle to the left of 16 degrees 46 minutes 30 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 102.21 feet to an iron pin set; thence turn an angle to the left of 16 degrees 47 minutes 55 seconds and run in a Northeasterly direction along the Southeast line of said Lot 6 for a distance of 26.43 feet to an iron pin set; thence turn an angle to the left of 158 degrees 05 minutes 00 seconds and run in a Southwesterly direction for a distance of 102.91 feet to an iron pin set; thence turn an angle to the left of 07 degrees 28 minutes 19 seconds and run in a Southwesterly direction for a distance of 29.75 feet to an iron pin set; thence turn an angle to the right of 22 degrees 50 minutes 48 seconds and run in a Southwesterly direction for a distance of 88.47 feet to an iron pin set; thence turn an angle to the right of 03 degrees 12 minutes 57 seconds and run in a Southwesterly direction for a distance of 143.65 feet to an iron pin set on a curve to the right having a central angle of 01 degree 55 minutes 32 seconds and a radius of 140.95 feet; thence turn an angle to the right of 03 degrees 46 minutes 07 seconds to the radius of said curve and run in a Southeasterly direction along the arc of said curve for a distance of 4.74 feet to a point; thence run tangent to last stated curve in a Southeasterly direction for a distance of 15.67 feet to the point of beginning. Said part of Lot 6 containing 6,092 square feet, more or less.

