

STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 175 PAGE 320

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO THOUSAND SEVEN HUNDRED AND NO/100 (\$2,700.00) DOLLARS to the undersigned grantors M. B. Wilder and wife, Louise Wilder and Florence Wilder Ruth and husband, W. H. Ruth, in hand paid by Billy Joe Wilder and wife, Ira Jeanette Wilder the receipt whereof is acknowledged we the said M. B. Wilder and Louise Wilder and Florence Wilder Ruth and W. H. Ruth do grant, bargain, sell and convey unto the said Billy Joe Wilder and Ira Jeanette Wilder as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

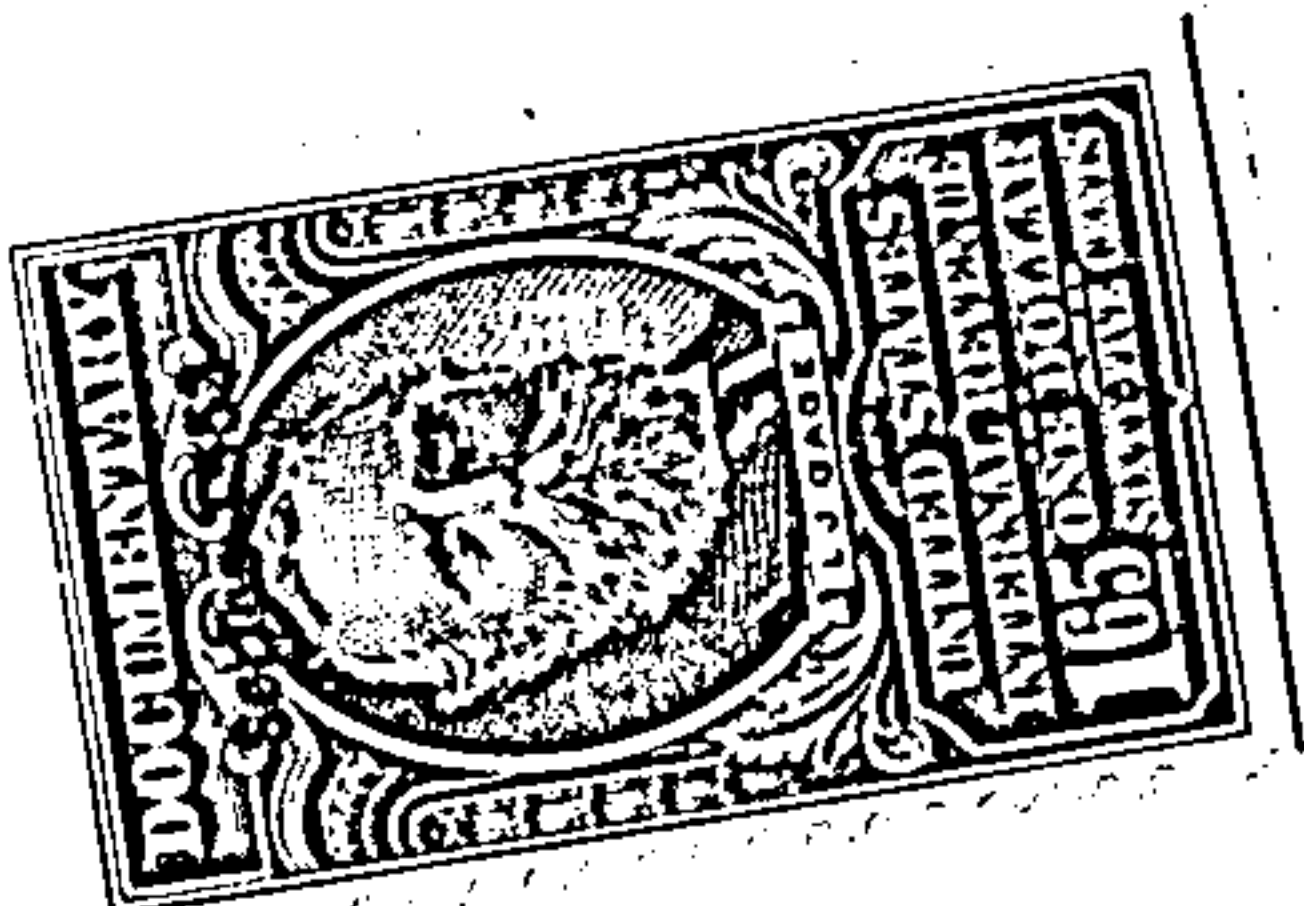
Begin at SE corner NE $\frac{1}{2}$ of NE $\frac{1}{2}$ Section 25, Township 19, Range 1 West; run North 220 yards to Florida Short Route Highway; thence West 380 yards to a branch; thence Southeast along said branch 150 yards; thence South 100 yards; thence East 200 yards to point of beginning, making 12 acres more or less.

THERE IS EXCEPTED FROM THIS CONVEYANCE the following described property which was heretofore conveyed by M. B. Wilder and wife, Florence Wilder to Mount Signal Baptist Church, which said deed is recorded in the Probate Office of Shelby County, Alabama, in Deed Book 111, page 464 and which said property is described as follows:

Commence at the SE corner of the NE $\frac{1}{2}$ of NE $\frac{1}{2}$ of Section 25 Township 19, Range 1 West and run North 220 yards to the South right of way line of the Florida Short Route Highway; run thence West along the South margin of said highway right of way line a distance of 810 feet to a point being the point of beginning of the lot hereinafter described; run thence South 240 feet to a point; run thence West 180 feet more or less to a branch; run thence in a Northerly direction along said branch to where the same intersects the South right of way line of said Florida Short Route Highway; run thence East along the South right of way line of said highway a distance of 330 feet to point of beginning.

TO HAVE AND TO HOLD Unto the said Billy Joe Wilder and wife, Ira Jeanette Wilder 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 grantee 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 said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;



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 seal, this 23 day of February, 1955.

M. B. Wilder (SEAL)

Louise Wilder (SEAL)

Florence Wilder Ruth
Miss Florence B. Ruth (SEAL)

W. H. Ruth (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, J. H. Moore ~~Justice of Peace~~ Notary Public in and for said County, in said State hereby certify that M. B. Wilder and wife Louise 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 23 day of Feb, 1955.

J. H. Moore Notary Public
Justice of Peace

STATE OF FLORIDA)

Broward COUNTY)

I, Mary L. Hill, a Notary Public in and for said County, in said State hereby certify that Florence Wilder Ruth and husband W. H. Ruth 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 28 day of Feb, 1955.

Mary L. Hill Notary Public
My Commission Expires May 11, 1957.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 23 day of Feb, 19 55 at 8 o'clock A. M. and recorded in Deed 175 Page 320, and the Mortgage Tax of 3.20 has been paid.

L.C. Walker Judge of Probate