

(Name) Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



1972 Chandalar Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Two Hundred Twenty Two Thousand Three Hundred Sixty Nine and 50/100 DOLLARS (\$222,369.50)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. D. Howard and wife, Merle H. Howard

(herein referred to as grantors) do grant, bargain, sell and convey unto
Geoffrey M. Wilder and Susan P. Wilder

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL I:

Lots 4, 5, 6, 7 and 8 according to D-Vallo Subdivision, as recorded in Map Book 5 Pages 50 and 51 in the Probate Office of Shelby County, Alabama;
Also a Parcel of land situated in the SE $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West and run Northerly along the East side of said quarter-quarter for 22.19 feet; thence turn an angle of 133 deg. 27 min. to the left and run 311.85 feet to the point of beginning, this point of beginning being the P.C. of a curve at Station 59+57.8 of State Highway 119; from the point of beginning continue in the same direction along the West right-of-way of said Highway for 90.85 feet to a 3/4" galvanized iron pipe; thence turn an angle of 91 deg. 05 min. to the right and run Northwesterly for 141.31 feet to a 2 $\frac{1}{2}$ " cast iron pipe; thence turn an angle of 90 deg. 22 min. to the right and run 177.23 feet to a point on the South right-of-way of Villa Street; thence turn an angle of 90 deg. 00 min. to the right and run 138.03 feet, more or less, along the South right-of-way of Villa Street to the West right-of-way of Highway 119; thence turn an angle of 89 deg. 21 min. to the right and run along the West right-of-way of Highway 119 for 85.53 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Lots 1, 2, 3 and 9, according to D-Vallo Subdivision, as recorded in Map Book 5, Pages 50 and 51 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR CONTINUATION.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 28th day of January, 1983

WITNESS:

(Seal)
(Seal)
(Seal)

C. D. Howard (Seal)
Merle H. Howard (Seal)
MERLE H. HOWARD (Seal)

STATE OF ALABAMA }
SHELBY } COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. D. Howard and wife, Merle H. Howard 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 on the date of the above bears date.

Given under my hand and official seal this 28th day of January, A. D. 1983

[Signature]

EXHIBIT "A"

and on further consideration the Court hereby orders the said parties to pay those certain mortgages to Jefferson Federal Savings & Loan Association recorded in:

Mortgage Book 331, Page 883 (Lot 1 - Parcel II)
Mortgage Book 329, Page 172 (Lot 2 - Parcel II)
Mortgage Book 325, Page 132 (Lot 3 - Parcel II)
Mortgage Book 320, Page 671 (Lot 9 - Parcel II)
Mortgage Book 368, Page 797 (Parcel I)
Mortgage Book 359, Page 313 (Parcel I)

in the Office of the Judge of Probate of Shelby County, Alabama, according to the terms and conditions of said mortgages and the indebtedness thereby secured.

BOOK 345 PAGE 03

ALABAMA JUDICIAL
SYSTEM
RECORDING DEPARTMENT
RECEIVED

1983 FEB -8 AM 8:49

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed TAX	222.50
Rec	3.00
Fund	1.00
	226.50