

(Name) Geoffrey Wilder(Address) Montevallo, Alabama

This instrument was prepared by

1196

(Name) James O. Standridge

105,319.00

(Address) P. O. Box 562, Montevallo, AL 35115

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Seventy Nine Thousand Eight Hundred and no/00----- DOLLARS

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

WILLIAM B. SURFACE, and wife,

JUNE C. SURFACE

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

GEOFFREY M. WILDER and wife, SUSAN P. 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:

See description of Page "2" attached hereto,
as "Exhibit A"Grantees herein assume a mortgage on the property described here
to the Federal Land Bank in the amount of \$ 274,481.00 held by
Grantors.Grantors assign their Federal Land Bank stock in the amount of
\$ 17,220.70 to the Grantees herein.

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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, they have hereunto set their hand(s) and seal(s), this 23dday of December, 19 83.

WITNESS:

Federal Land Bank Association of
Gadsden-Talladega BranchAnniston Highway
Post Office Box 52
Talladega, Alabama 35160

(Seal)

(Seal)

(Seal)

William B. Surface

(Seal)

William B. Surface,

June C. Surface

(Seal)

June C. Surface

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that William B. Surface, a married manwhose name is signed to the foregoing conveyance, and who is known to me, acknowledged before meon this day, that, being informed of the contents of the conveyance he has executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 23rd day of December, A. D., 19 83

Notary Public.

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Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 15, Township 22 South, Range 3 West, and go North 89 deg. 50 min. West along the North boundary of the Southeast $\frac{1}{4}$ of said Section for 2541.27 feet to the centerline of Shoal Creek; thence down centerline of Shoal Creek as follows: Go S 25 deg 28 min 193.08 ft; thence S 36 deg 43 min E for 185.74 ft; thence S 54 deg 19 min E for 130.04 ft; thence S 60 deg 57 min E for 115.83 ft; thence S 09 deg 41 min E for 96.02 ft; thence S 26 deg 29 min W for 150.38 ft; thence S 66 deg 51 min W for 186.98 ft; thence S 64 deg 58 min W for 230.57 ft; thence S 51 deg 11 min W for 173.40 ft; thence S 09 deg 40 min W for 128.15 ft; thence S 34 deg 05 min W for 140.41 ft; thence N 75 deg 18 min W for 215.69 ft; thence N 81 deg 48 min W for 244.76 ft; thence S 70 deg 27 min W for 222.41 ft; thence S 51 deg 58 min W for 136.89 ft; thence S 48 deg 34 min W for 188.97 ft; thence S 18 deg 40 min W for 124.12 ft; thence S 06 deg 55 min E for 83.51 ft; thence S 70 deg 16 min E for 120.54 ft; thence S 44 deg 28 min E for 137.44 ft; thence S 34 deg 23 min E for 195.16 ft; thence S 52 deg 37 min E for 69.45 ft; thence S 22 deg 18.5 min E for 222.79 ft; thence S 01 deg 32.5 min W for 212.20 ft; thence S 02 deg 58 min E for 269.10 ft; thence S 04 deg 56 min E for 187.44 ft; thence S 04 deg 06 min W for 333.57 ft; thence S 18 deg 01 min W for 279.76 ft; thence S 60 deg 16 min W for 174.81 ft; thence S 40 deg 32 min W for 105.31 ft; thence S 34 deg 28 min W for 51.97 ft to a point where the centerline of Shoal Creek intersects the centerline of Spring Creek; thence up the centerline of Spring Creek as follows: Go S 89 deg 02 min E for 116.63 ft; thence S 46 deg 55 min E for 188.92 ft; thence S 77 deg 07 min E for 313.84 ft; thence S 86 deg 42 min E for 374.01 ft; thence N 75 deg 27 min E for 192.62 ft; thence N 66 deg 14 min E for 139.57 ft; thence N 89 deg 56 min E for 121.59 ft; thence S 60 deg 02 min E for 183.36 ft; thence S 85 deg 08 min E for 145.87 ft; thence S 57 deg 31 min E for 243.81 ft to a point where the centerline of Spring Creek intersects the centerline of Dry Creek; thence continue up the CL of Spring Creek as follows: Go North 56 deg 31 min East for 185.45 ft; thence N 57 deg 52 min E for 232.22 ft; thence N 25 deg 45 min E for 130.80 ft; thence N 03 deg 16 min W for 84.43 ft; thence N 28 deg 01 min E for 171.10 ft; thence N 14 deg 27 min E for 101.80 ft; thence N 42 deg 15 min E for 116.99 ft; thence departing from the centerline of Spring Creek go South 51 deg 33 min E for 643.83 ft; thence S 48 deg 51.5 min E for 42.34 ft; thence N 49 deg 45 min E for 248.00 ft; thence N 33 deg 53 min W for 100.82 ft; thence N 71 deg 02 min W for 138.69 ft; thence N 03 deg 58 min W for 90.75 ft; thence N 25 deg 04 min W for 30.00 ft. to the centerline of an existing chert road thence along said centerline as follows; go North 64 deg 56 min E for 79.91 ft; thence N 74 deg 6.5 min for 135.53 ft; thence N 75 deg 07 min E for 117.89 ft; thence N 83 deg 53 min E for 42.82 ft; thence N 38 deg 09 min E for 261.30 ft; thence N 50 deg 42.5 min E for 3.30 ft; thence N 39 deg 18 min W for 30.00 ft. to a point on the N boundary of said road; thence N 39 deg 18 min W for 550.50 ft. to the centerline of said Spring Creek; thence up the centerline of Spring Creek as follows: Go North 28 deg 10 min E for 126.68 ft; thence N 40 deg 12.5 min E for 391.61 ft; thence S 59 deg 48.5 min E for 289.0 ft; thence N 41 deg 45.5 min E for 50.45 ft. to the East boundary of Section No. 15; thence N 03 deg 17 min W along said E boundary or 628.00 feet to an existing iron pin; thence N 02 deg 51 min W along said E boundary 1539.35 feet to the point of beginning, containing 253.2 acres, more or less.

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that June C. Surface, a married woman, whose name is signed to the foregoing conveyance and who is known by me, acknowledged before me on this day, that being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23d day of December, 1983.

STATE OF ALABAMA, SHELBY CO.
I HEREBY CERTIFY THIS
1983 DEC 30 AM 8:48

[Signature]
Notary Public

[Signature]
J. C. Surface

Deed TAX 105.50
Rec 7.00
Ind 1.00
109.50