

This instrument was prepared by
(Name) ROBERT O. DRIGGERS

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and No/100-----DOLLARS,
and the assumption of the hereinafter described mortgage,

to the undersigned grantor, CHENAULT-BONE REALTY COMPANY, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

WAYNE L. WILDER and BETTY J. WILDER

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County,
Alabama, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 15,
Township 19 South, Range 2 West, Shelby County, Alabama, more particularly
described as follows:

Commence at the Southeast corner of said section, township and range;
thence Westerly along the South line of said section, a distance
of 622.53 feet; thence 89° 57 sec. right, in a Northerly direction
a distance of 328.8 feet, more or less, for the point of beginning;
thence continue along last described course, a distance of 260.0
feet to a point on the South right of way line of Shelby County Highway
No. 14; thence 86° 29 min. left, in a Westerly direction along
said right of way line of said County road a distance of 150.0 feet;
thence 100° 30 min. left, in Southeasterly direction a distance of
161.0 feet; thence 42° 58 min. left, in a Southeasterly direction,
a distance of 170.01 feet to the point of beginning.

This conveyance is subject to the following:

1. Taxes for the year 1984 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any,
in the Probate Office of Shelby County, Alabama.

\$9,500.00 of the consideration recited above was paid by the execution of a
Purchase Money Mortgage simultaneously herewith.

As part of the purchase price and consideration for this deed, the grantees herein
assume and agree to pay the indebtedness secured by that certain mortgage to Guaranty
Federal Savings & Loan Association as recorded in Mortgage Book 373, page 444, in
said Probate Office.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR
does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said
premises; that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid,
and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. L. CHENAULT
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of July 19 84.

ATTEST:

STATE OF ALA. SHELBY CO.

CHENAULT-BONE REALTY COMPANY, INC.

I CERTIFY THIS

INSTRUMENT WAS FILED

By

B. L. CHENAULT

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

452-809 Secretary
1984 JUL 24 PM 12:11

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that

B. L. CHENAULT

whose name as

President of

CHENAULT-BONE REALTY COMPANY, INC.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 20th

day of July 19 84.

Robert O. Driggers
Notary Public