

## SEND TAX NOTICE TO:

(Name) John W. Wilder, et al  
 Route 1, Box 2715  
 (Address) Shelby, Alabama 35143

1314

This instrument was prepared by

(Name) John Burdette Bates, Attorney at Law(Address) #10 Office Park Circle, Suite 122, Birmingham, Alabama 35223

Form TICOR 5100 1-84

## WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

SHELBY COUNTY }

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THIRTY-FIVE THOUSAND AND 00/100 (\$ 335,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BRUCE BISHOP A/K/A BRUCE A. BISHOP AND WIFE, ANN W. BISHOP,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JOHN W. WILDER AND WIFE, PEGGY J. WILDER AND

REED WHITE, SR. AND WIFE, BARBARA WHITE,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

583  
BOOK C86 PAGE 16  
A part of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , the W $\frac{1}{2}$  of the NE $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, said parcel being more particularly described as follows: As a point of beginning start at an Alabama Power Company Mon. on the North boundary of Section 35, 1142.55 feet East of the NW corner of said Section 35 and lying on the East bank of Shack Branch on Lay Lake; thence run East and along the North boundary of Section 35 for a distance of 2464.84 feet to an Alabama Power Company Mon. stamped 69B496 on the West bank of an unnamed tributary of Shack Branch and Lay Lake; thence run South along the West bank of said unnamed tributary and West and North along the North and East bank of Shack Branch to the point of beginning.

Subject to: 1. Taxes for 1986 and subsequent years. 1986 taxes are a lien but not due and payable until October 1, 1986. 2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Deed Book 145, Page 165 and as reserved in deed from Gulf States Paper Company to Bruce Bishop and Alabama Power Company right of way as excepted in Deed Book 145, Page 165. 3. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, Page 369, in the Probate Office of Shelby County, Alabama. 4. Transmission line permit to Alabama Power Company as recorded in Deed Book 171, Page 48, in the Probate Office of Shelby County, Alabama. 5. Ingress and egress to and from caption lands 6. Transmission line, if any, in evidence through use.

\$ 275,847.00 of the consideration recited herein is being paid by the assumption of two existing mortgage of record, found in Mortgage Book 083, Page 298 and Page 303, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 16th day of August, 1986.

Deed TAX \$4.50 STATE OF ALA. SHELBY CO.  
 Rec 2.50 I CERTIFY THIS (Seal)  
 Jud 3.00 INSTRUMENT WAS FILED (Seal)  
 65.00 1986 AUG 19 AM 9:21 (Seal)

*John Burdette Bates*  
 JUDGE OF PROBATE (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 Bruce A. Bishop and wife, Ann W. Bishop, whose name is 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 16th day of August, A. D., 1986.

*F. N. B.C.*

Notary Public