

SEND TAX NOTICE TO:

(Name) James H. Jr. and Judy S. Stuckey  
Route 1, Box 110  
(Address) Sumiton, Alabama 35148

This instrument was prepared by

1478

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

Form TICOR 5200 1-84  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

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

That in consideration of TWENTY THOUSAND AND 00/100 (\$ 20,000.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
JOHN W. WILDER AND WIFE, PEGGY J. WILDER AND  
REED WHITE, SR. AND WIFE, BARBARA WHITE,  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
JAMES H. STUCKEY, JR. AND WIFE, JUDY S. STUCKEY,  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 17, according to the unrecorded map of Wildwood Shores more particularly described as follows:

Commence at the NE corner of Section 35, Township 24 North, Range 15 East, thence run West on the Section Line for 1389.46 feet; thence left 90° for 1204.94 feet to the point of beginning; thence left 169° 39' 09" for 403.63 feet to Ridge Road right-of-way line; thence right and along said right-of-way line an angle of 97° 43' 48" a chord distance of 80.61 feet; thence right 78° 39' 54" for 267.28 feet to the edge of the water, thence Southwesterly along the water edge for 159 feet more or less to the point of beginning.

BOOK 111 PAGE 08

Subject to: 1. Taxes for 1987 and subsequent years. 1987 taxes are a lien but not due and payable until October 1, 1987. 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 recorded in Real Record 083, Page 284. 3. 100-foot Alabama Power Company right of way as excepted in Deed Book 145, Page 165. 4. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 242, Page 369, in the Probate Office of Shelby County, Alabama. 5. Transmission line permit to Alabama Power Company as recorded in Deed Book 171, Page 48, in the Probate Office of Shelby County, Alabama. 6. Transmission line, if any, in evidence through use. 7. Conditions as shown in Deed recorded in Real Record 083, Page 284, in Probate Office.

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, we have hereunto set OUR hand(s) and seal(s), this 3rd day of January, 19 87.

1. Local Tax 20.00  
WITNESS:  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 3.00  
TOTAL 25.50  
STATE OF ALABAMA  
SHELBY COUNTY }

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1987 JAN 20 PM 1: (Seal)  
Thomas A. Snowden, Jr. (Seal)  
JUDGE OF PROBATE

John W. Wilder (SEAL)  
John W. Wilder  
Peggy J. Wilder (Seal)  
Peggy J. Wilder  
Reed White (Seal)  
Reed White, Sr.  
Barbara White (Seal)  
Barbara White

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Wilder & wife, Peggy J. Wilder & Reed White, Sr. & wife, Barbara White, whose name s 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 3rd day of January, A. D., 19 87.

NOTARY PUBLIC  
Vicki Smith  
My Commission Expires June 10, 1990  
Notary Public.