

SEND TAX NOTICE TO:

James A. Stowe, Jr. and
(Name) Janice B. Stowe

1979
(Address) Rt. 1 Box - 2717
Shelby, Ala. 35143

This instrument was prepared by

(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 TEN THOUSAND FIVE HUNDRED AND 00/100 (\$ 10,500.00) - - - - - 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 A. STOWE, JR. AND JANICE B. STOWE,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A parcel of land located in Section 35, Township 24 North, Range 15 East, more particularly described as follows:

Commence at the Northeast corner of Section 35, Township 24 North, Range 15 East; thence run West on the section line for 1360.87 feet; thence left 90° 00' for 174.25 feet to the point of beginning; thence right 41° 59' 03" for 231.25 feet to Ridge Road R.O.W. line; thence left and along said R.O.W. line an angle of 69° 27' 58" for a chord distance of 99.92 feet; thence left 106° 05' 18" for 229.46 feet to the edge of the water; thence Northwesterly along the water for 118 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

Subject to: 1. Ad valorem taxes for the year 1987, which said taxes are not due or payable until October 1, 1987. 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 145, Page 165 and as reserved in Real Volume 83, Page 284. 3. Right of Way to Alabama Power Company as excepted in Deed Book 145, Page 165. 4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 242, Page 369. 5. Transmission line permit to Alabama Power Company, in Deed Book 171, Page 48. 6. Riparian and other rights created by the fact that the subject property fronts on a lake. 7. Title to land comprising the shores or bottoms of navigable waters or to artificial accretions or fill.

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

day of March, 1987.

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1987 MAR 23 AM 11:27

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Wilder, Peggy J. Wilder, Reed White, Sr. and Barbara White 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 voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of

A. D., 1987.

Notary Public.

My Commission Expires J 1990