

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Send Tax Notice to:

Michael D. Clinkscals
Box 2715
*Shelby Ala. 35143*STATE OF ALABAMA X
SHELBY COUNTY X

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of NINE-TEEN THOUSAND AND 00/100 (\$ 19,000.00) DOLLARS, to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is hereby 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 MICHAEL D. CLINKSCALES AND TAMMY S. CLINKSCALES, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of Section 35, Township 24 North, Range 15 East; thence run West along the section line for 1045.08 feet, thence left 90° 00' 00" for 516.61 feet to the point of beginning; thence right 21° 05' 35" for 277.0 feet to Ridge Road R.O.W. line; thence left 109° 54' 51" and along said R.O.W. line for a chord distance of 147.83 feet, thence left 83° 13' 14" for 181.0 feet to the edge of the water; thence Northwesterly and along the edge of the water 110 feet more or less to the point of beginning. Also known as Lot 8 according to the unrecorded Map of Wildwood Shores, First Sector.

ALSO:

Commence at the Northeast corner of Section 35, Township 24 North, Range 15 East; thence run West along the section line for 971.92 feet, thence left 90° 00' 00" for 598.84 feet to the point of beginning; thence right 7° 57' 30" for 181.0 feet to Ridge Road R.O.W. line; thence left 67° 28' 53" and along said R.O.W. line for a chord distance of 174.39 feet, thence left 67° 20' 56" for 42.0 feet to the edge of the water; thence Northwesterly and along the edge of the water 290 feet more or less to the point of beginning. Also known as Lot 9 according to the unrecorded Map of Wildwood Shores, First Sector.

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 fills.

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 we do for ourselves and for our heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this 25th day of July, 1987.

John W. Wilder (SEAL)
John W. Wilder

Peggy J. Wilder (SEAL)
Peggy J. Wilder

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Reed White Sr. (SEAL)
Reed White, Sr.

Barbara White (SEAL)
Barbara White

STATE OF ALABAMA X
X
SHELBY COUNTY X

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Wilder and wife, Peggy J. Wilder and Reed White, Sr. and wife, 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 25TH day of July, 1987.

John Burdette Bates
Notary Public

This instrument was prepared by: John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 AUG -3 PM 3:48

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>19.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
TOTAL	<u>27.00</u>

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