

112
SEND TAX NOTICE TO:

(Name) James Allen Paddock
c/o Route 1, Box 2715
(Address) Shelby, Alabama 35143

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 TEN THOUSAND AND 00/100 (\$ 10,000.00) DOLLARS,

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

JOHN W. WILDER AND WIFE, PEGGY J. WILDER AND REED WHITE, SR. AND WIFE, BARBARA WHITE,
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES ALLEN PADDOCK,

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

A parcel of land lying in and being a part of Section 35, Township 24 North, Range 15 East, in Shelby County, Alabama, being 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 1460.32 feet; thence left 90° 00' 105.70 feet to the point of beginning; thence right 45° 01' 11" for 239.49 feet to Ridge Road R.O.W. line; thence left 105° 10' 55" and along said R.O.W. line for a chord distance of 135.5 feet; thence left 77° 51' 13" for 226.22 feet to the edge of the water; thence northwesterly along the water line for 120.8 feet, more or less, to the point of beginning. (Also known as Lot 3, 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 accepted 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 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 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 hands(s) and seal(s), this 25TH day of July, 19 87.

STATE OF ALA. SHELBY CO. Deed Tax - 10.00
I CERTIFY THIS Recd 2.50
INSTRUMENT WAS FILED Ind 3.00
1987 AUG - 3 PM 3:51 15.50

John A. Landon, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

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

General Acknowledgment

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 25TH day of July, A. D., 19 87.

John Burdette Bates
Notary Public.