

2327

SEND TAX NOTICE TO:

(Name) W. Russell Britton and Louise H. Britton  
(Address) c/o Route 1, Box 2715 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 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 SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 (\$ 17,500.00) - - - - 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  
W. RUSSELL BRITTON AND LOUISE H. BRITTON,  
(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 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 981.89 feet; thence left 90° 00' for 1119.47 feet to the point of beginning; thence left 159° 02' 54" for 161.59 feet to Ridge Road R.O.W. line; thence right 56° 36' 42" and along said R.O.W. line for a chord distance of 72.64 feet; thence right 86° 30' 54" for 40.11 feet; thence right 8° 03' 23" for 101.60 feet; thence right 22° 23' 21" for 147.68 feet to the edge of the water; thence northwesterly along the water line for 164 feet, more or less, to the point of beginning. (Also known as Lot 12 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 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 28<sup>TH</sup>

day of AUGUST, 19 87.

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

1987 AUG 28 PM 3:48

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 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 28<sup>TH</sup> day of August, A. D., 19 87.  
John Burdette Bates  
Notary Public.

BOOK 148 PAGE 191

Deed tax 17.50  
Rec 2.50  
Ad 3.00  
23.00

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