

SEND TAX NOTICE TO:

John W. Wilder and

(Name) Peggy J. Wilder

Route 1, Box 2715

(Address) Shelby, Alabama 35143

1791

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 ONE HUNDRED AND 00/100 (\$ 100.00) - - - - - 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

JOHN W. WILDER AND WIFE, PEGGY J. WILDER,

(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 7, according to the Map and Plat of Wildwood Shores, Second Sector, as the same is found of record in the Probate Office of Shelby County, Alabama, in Map Book 11, Page 43-B. Minerals and mining rights excepted.

Subject to ad valorem taxes for the year 1987, easements, rights of way, transmission line permits and other matters of public record.

BOOK 165 PAGE 200

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

87 DEC 29 PM 4:13

James A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 600

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 15th

day of August, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

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

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 15th day of August, 19 87.

John Burdette Bates
Notary Public.