

This instrument was prepared by

(Name) William H. Halbrooks

(Address) 704 Independence Plaza

Send Tax Notice To: Christopher P. Wilder
name

address

WARRANTY DEED-

563

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Six Thousand and no/100-----Dollars

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

Alfred Carson Thompson and wife, Martha Scoggins Thompson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Christopher P. Wilder

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

A part of Lot 5, in Block 53, as designated and shown on the map of Montevallo, called Reynold's Addition and more particularly described as follows: Beginning at the Northernmost intersection of Morgan Street and Middle Street; thence in a Northwesterly direction along the Easterly side of Middle Street run 90 feet to point of beginning; thence run Northeasterly and parallel with Morgan Street 85 feet; thence Northwesterly and parallel with Middle Street 10 feet; thence run Northeasterly and parallel with Morgan Street 65 feet; thence run Northwesterly and parallel with Middle Street 50 feet to the Northernmost corner of said Lot 5; thence run Southwesterly along the Northerly line of said Lot 5 and parallel to Morgan Street a distance of 150 feet to Middle Street; thence run along Middle Street in a Southeasterly direction 60 feet to the point of beginning, being situated in Northeast Quarter of Northwest Quarter of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$23,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

89 APR 28 AM 11:22

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 (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 21st day of April, 1989

1. Deed Tax \$ 3.00
2. Mtg Tax 2.50 (Seal)
3. Recording Fee 2.00 (Seal)
4. Indexing Fee 2.00 (Seal)
TOTAL 7.50 (Seal)

Alfred Carson Thompson (Seal)
Alfred Carson Thompson
Martha Scoggins Thompson (Seal)
Martha Scoggins Thompson

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alfred Carson Thompson and wife, Martha Scoggins Thompson 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 21st day of April, A. D. 1989

Wm. Halbrooks
Notary Public