

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

4355

Send Tax Notice to:
(Name) Geoffrey M. Wilder
(Address) Rt. 5, Box 470
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand and 00/100, (\$48,000.00) DOLLARS
(Thirty-Eight Thousand, Four Hundred and 00/100, (\$38,400.00), of purchase price is
secured by Purchase Money First Mortgage.)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Catherine Legg, a married woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Geoffrey M. Wilder, a married man

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

Lots 1 and 2, Block 47, according to Reynolds Addition to Montevallo, as
recorded in Map Book 3, page 37, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

The property herein conveyed is not the homestead of Grantor, nor her spouse,
neither is it contiguous to the homestead of Grantor or her spouse.

SUBJECT TO:

Purchase Money First Mortgage to Merchants & Planters Bank, from Grantee
herein, executed on even date herewith, in the sum of \$38,400.00.

Right-of-Way granted in Shelby County by instrument recorded in Real 98 page
314 and 316 in Probate Office.

Mineral and mining rights are not insured.

Public utility easements and right-of-ways servicing said property.

BOOK 263 PAGE 189

1. Deed Tax -----	\$ 10.00
2. Mtn. Tax -----	\$
3. Recording Fee -----	2.50
4. ...ing Fee -----	3.00
5. ...ax Fee -----	
6. ...illed Stamp Fee --	1.00
Total -----	\$ 16.50

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 said grantee, his,
her or 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 stated 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 grantee, his, her or their heirs and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st
day of October, 19 89

89 OCT 25 PM 2:30
(Seal)

Catherine Legg (Seal)
Catherine Legg (Seal)

Mitchell A. Spears, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

} General Acknowledgment

I, the undersigned authority,
in said State, hereby certify that Catherine Legg

a Notary Public in and for said County,

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 21st day of October, 19 89

8/93

M A Spears