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This instrument was prepared by
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ATTORNEY AT LAW
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Montevallo, AL 35115-0091 205/665-5076

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Three Thousand and 00/100, (\$43,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John A. Hamilton, Jr. and wife, Anne C. Hamilton
(herein referred to as grantors) do grant, bargain, sell and convey unto
Geoffrey M. Wilder and wife, Susan P. Wilder

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of
them in fee simple, the following described real estate situated in Shelby County,
Alabama to-wit:

Begin at the Southmost corner of the intersection of Middle and Island Streets
in the town of Montevallo, Alabama, and run in a Southwesterly direction along
the margin of Island Street 127 feet, more or less, to the corner of W. B.
Reynold's lot, thence in a Southeasterly direction and parallel with Middle
Street a distance of 127 feet, more or less, to the Westmost corner of W. E.
Lovelady, Jr.'s lot; thence along same and perpendicular to Middle Street 127
feet, more or less, to the margin of Middle Street; thence along same in a
Northwesterly direction to the point of beginning, being in Block 47 according
to Reynolds Addition to Town of Montevallo, situated in Shelby County, Alabama.

SUBJECT TO:

Mortgage executed by John A. Hamilton, Jr. and wife, Anne C. Hamilton, to
Collateral Investment Company filed for record on September 6, 1974, in Volume
341, Page 641 and transferred to AmSouth Mortgage Company, Inc., in Volume 120,
Page 593, in the Probate Office of Shelby County, Alabama, balance being \$16,476.48.
Mortgage executed by the above designated Grantees, by and through their Attorney
in Fact, Richard J. Rookis, in favor of the above designated Grantors, on even date
herewith, in the sum of \$17,480.00.

Easements and Restrictions of Record.
Mineral and Mining Rights are not insured.

- 1. Deed Tax ----- \$ 9.50
- 2. Mtg. Tax ----- \$ 8.50
- 3. Recording Fee ----- \$ 3.00
- 4. Indexing Fee ----- \$ 1.00
- 5. No Tax Fee ----- \$ 1.00
- 6. Certified Fee ----- \$ 1.00
- Total ----- \$ 26.00

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
90 APR -5 AM 11:12
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns for such survivor 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 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 30th
day of March, 19 90

WITNESS

(Seal)

(Seal)

(Seal)
John A. Hamilton, Jr. (Seal)
Anne C. Hamilton (Seal)

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that John A. Hamilton, Jr. and Anne C. Hamilton
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 30th day of March A.D., 19 90

8/93 MA A Spears

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