

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Send Tax Notice To: Carlos W. Hall and
Nellie Jo Hall

STATE OF ALABAMA)
)
SHELBY COUNTY)

c/o Route 1, Box 2715
Shelby, Alabama 35143

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of FIFTEEN THOUSAND AND 00/100 (\$ 15,000.00) DOLLARS, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby 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 CARLOS W. HALL AND NELLIE JO HALL, 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 5, according to the Map and Survey of Wildwood Shores, 3rd Sector, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 12, Page 39.

Subject to: 1. Ad valorem taxes for the year 1990, which said taxes are not due or payable until October 1, 1990. 2. Easements and building line as shown on the recorded map. 3. 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 Real Volume 83, Page 284. 4. Right of way granted to Alabama Power Company by instruments recorded in Deed Book 145, Page 165; and 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. Restrictions appearing of record in Real Volume 211, Page 821.

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 we do for ourselves and for our heirs, executors and administrators covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

BOOK 286 PAGE 306

John B. Bates

