

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Geoffrey M. Wilder

(Address) Rt. 5, Box 470

Montevallo, Alabama 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 Sixty Thousand and 00/100, (\$60,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles M. McLeod and wife, Pam C. McLeod (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:

A certain lot in the Northern corner of Block #51, according to the Survey and Map of Reynold's Addition to the Town of Montevallo; as the same is recorded in the office of the Probate Judge of Shelby County, Alabama, said lot having a frontage 75 feet on Middle Street and running back of uniform width of 75 feet a distance of 150 feet, and being Lot #7, in said Block 51, the map of plat of said subdivision being recorded in Map Book 3, page 37, Office of Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

Purchase money first mortgage executed by Grantees herein, on even date herewith, by and through their attorney in fact, Richard J. Rookis, in favor of SouthTrust Bank of Alabama, National Association in the sum of \$48,000.00.

Rights of claims of parties other than insured in actual possession of any or all of the property.

Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

Unfiled mechanics' and materialmen's liens.

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

90 AUG -1 AM 8:34

Thomas A. [Signature]  
JUDGE OF PROBATE

1. Deed Tax \$ 12.00  
2. [unclear] Tax \$ 3.50  
3. [unclear] Fee \$ 12.00  
4. [unclear] Fee \$ 1.00  
5. [unclear] Fee \$ 1.00  
6. Certified Fee \$ 18.50  
Total \$ 48.00

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 31st day of July, 19 90.

WITNESS

(Seal)  
(Seal)  
(Seal)

(Seal)  
Charles M. McLeod  
(Seal)  
Pam C. McLeod  
(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 Charles M. McLeod and wife, Pam C. McLeod 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 31st day of July, A.D., 19 90

8/93

[Signature]

Notary Public