

State of Alabama

County

1549

Know All Men By These Presents,

That in consideration of FIFTY FIVE THOUSAND AND NO/100 (\$55,000.00) DOLLARS DOLLARS

to the undersigned grantor Douglas E. Wilkerson and wife, Gorgeana Wilkerson

in hand paid by Joseph C. Pedoto and wife, Constance A. Pedoto

the receipt whereof is acknowledged we the said

Douglas E. Wilkerson and wife, Gorgeana
do grant, bargain, sell and convey unto the said

Joseph C. Pedoto and wife, Constance A. Pedoto
as joint tenants, with right of survivorship, the following described real estate, situated in

County, Alabama, to-wit:

SHELBY

Lot 64, according to the Survey of South Lake Cove, a residential subdivision, as recorded in Map Book 12, page 98, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Exceptions:

1. Restrictions, covenants and conditions as set out in instruments recorded in Real 160 page 495 and as shown by Map Book 12 page 98 in Probate Office.

2. Right-of-Way granted to Alabama Power Company by instrument recorded in Real 230 page 795 in Probate Office.

3. Agreement with Alabama Power Company as to underground cables recorded in Real 215 page 504 and covenants pertaining thereto recorded in Real 215 page 521 in Probate Office.

4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 127 page 140 in Probate Office.

5. Rights of riparian owners in and to the use of Rutherford Lake.

6. Notice of Permitted Land Use as set out in Real 160 page 492.

TO HAVE AND TO HOLD Unto the said

Joseph C. Pedoto and wife, Constance A. Pedoto
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 grantee 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 said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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.

In Witness Whereof, we have hereunto set

this 9 day of March 1991

WITNESSES:

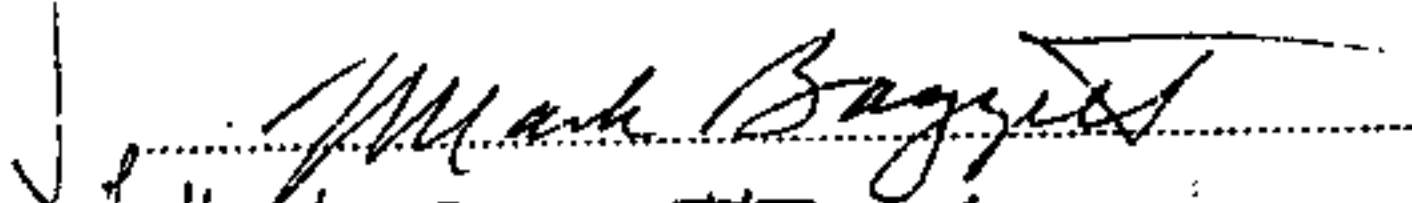
our hands and seal,

 (Seal.)

DOUGLAS E. WILKERSON
 (Seal.)
GORGEANA WILKERSON

(Seal.)

(Seal.)


Mark Baggett
3929 Courtbridge Ln
Birmingham, AL 35243

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WARRANTY DEED

JOINT GRANTEE WITH SURVIVORSHIP

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was

filed in this office for record on the

day of

at o'clock M, and was duly re-

corded in Volume of Deeds

at page, and examined.

Judge of Probate.

State of ALABAMA

SHELBY

COUNTY

I, J. Mark Baggett, a Notary Public in and for said County, in said State, hereby certify that Douglas E. Wilkerson and wife, Georgeana Wilkerson 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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

9 day of March 19 91

J. Mark Baggett As Notary Public

State of

COUNTY

I, J. Mark Baggett, a Notary Public in and for said County, in said State, do hereby certify that on the day of 19, came before me known to me who, being examined

separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the

9 day of March 19 91

J. Mark Baggett As Notary Public

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

91 MAR 25 PM 3:51

JUDGE OF PROBATE

1. Deed Tax	\$ 55.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 68.00

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