

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
143 Main, P.O. Box 91
Montevallo, AL 35115-0091

450
205/665-5102
205/665-5076

Send Tax Notice to: **Geoffrey M. Wilder**
(Name) PO Box 1599
(Address) Pelham, AL 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand, Forty-Seven and 00/100, (\$28,047.00)-- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bill R. Legg and wife, Catherine Legg
(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:

Lot 6, Block "I", according to Lyman's Addition to the Town of Montevallo,
Alabama, as recorded in Map Book 3 page 27 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Mortgage from Bill R. Legg and Catherine Legg to Aris Merijanlian, dated
January 23, 1989, in the original of \$19,000.00, and recorded in Real Book 225,
Page 837, which Mortgage is hereby assumed by the Grantees herein, and will be
paid according to the terms of the original Mortgage and Note; same having a
current outstanding balance of \$16,204.46.

Ad valorem taxes for the year 1991, and subsequent years.

Easements, rights-of-ways, and restrictions affecting the subject property.

1. Doc. Tax	12.00
2.
3.
4.
5.
6.
Total	12.00

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 15
day of May, 19 91.

WITNESS

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY 6 PM 1:35

JUDGE OF PROBATE

Bill R. Legg (Seal)
Catherine Legg (Seal)
Catherine Legg (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 Bill R. Legg and wife, Catherine Legg
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 15 day of May, A.D., 19 91

8/93