

2202

SEND TAX NOTICE TO:

(Name) Michael + Kay Wildman
(Address) 7101 Highway 13
Maylene, AL 35714

This instrument was prepared by

(Name) Linda W Morris
(Address) 4324 Dudley Dr. Bessemer, AL 35223

FM No. ATC 27 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

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

That in consideration of Ten and no/100-----(\$10.00)-----1500.00----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Michael Roy Wildman and wife, Kay C. Wildman, Calvin A. Wildman, a widower
and Ronald Gene Wildman, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Roy Wildman and wife, Kay C. Wildman
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the southwest corner of the NW 1/4 of the SE 1/4 of Section 26, Township 20 South, Range 4 west, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter section a distance of 159.47' to the point of beginning of the property being described; Thence continue along last described course a distance of 749.57' to a point; Thence turn a deflection angle of 92° 11' 39" left and run northerly a distance of 1,052.44' to a point; Thence turn a deflection angle of 53° 09' 13" left and run northwesterly a distance of 267.65' to a point on the east right of way line of Shelby County Highway 13 in a curve to the right; Thence turn a deflection angle of 93° 04' 45" left to chord and run southwesterly along the chord of said curve a chord distance of 647.96' to a point; Thence turn a deflection angle of 73° 40' 31" left from chord and run southeasterly a distance of 224.14' to a point; Thence turn a deflection angle of 90° 07' 30" right and run southwesterly a distance of 401.76' to a point; thence turn a deflection angle of 47° 38' 36" left and run southerly a distance of 216.80 to the point of beginning, containing 13.72 acres (Part in Lake or Pond) and subject to any and all easements, agreements, restrictions and/or limitations of probated record or applicable law and being marked on each corner with a steel pin or pipe.

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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 (X) we do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 said 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 4th day of June, 19 91

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
91 JUN 10 AM 8:51 (Seal)

Michael Roy Wildman (Seal)
Kay C. Wildman (Seal)
Calvin A. Wildman (Seal)
Ronald Gene Wildman (Seal)

STATE OF ALABAMA }
Shelby COUNTY } JUDGE OF PROBATE

I, Helen B. Morris, a Notary Public in and for said County, in said State, hereby certify that Michael Roy Wildman and wife, Kay C. Wildman, Calvin A. Wildman, a widower and Ronald Gene Wildman, a married man 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 4th day of June, A. D., 19 91

Helen B. Morris Public