

2703

SEND TAX NOTICE TO:

(Name) Ronald G. & Patricia T. Wildman
(Address) 7200 Highway 13
Maylene, AL 35714

This instrument was prepared by

(Name) Linda W. Morris
(Address) 4324 Greenleaf Dr. Bessemer, AL
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 and
Calvin A. Wildman, a widower
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald Gene Wildman and wife, Patricia T. 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:

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Beginning at the northeast 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 westerly along the north line of said quarter-quarter section a distance of 337.35' to a point; Thence turn a deflection angle of 64° 01' 14" left and run southwesterly a distance of 317.31' to a point; Thence turn a deflection angle of 28° 02' 53" left and run southerly a distance of 1,052.44' to a point on the south line of said NW 1/4 of the SE 1/4 of said Section 26; Thence turn a deflection angle of 87° 48' 21" left and run easterly along said south line of said quarter-quarter section a distance of 429.44' to the southeast corner of said NW 1/4 of the SE 1/4 of said Section 26; Thence turn a deflection angle of 89° 43' 33" left and run northerly along the said east line of the said NW 1/4 of the SE 1/4 of said Section 26 a distance of 1,337.84' to the point of beginning, containing 13.57 acres (Part in the 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 capped pipe.

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 X(ourselves) and for X(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that X(we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X(we) have a good right to sell and convey the same as aforesaid; that X(we) will and X(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
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN 10 AM 8:52

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

STATE OF ALABAMA

Shelby COUNTY }

JUDGE OF PROBATE

Deed TAX .50
Rec 2.50
Just 4.00
Cut 1.00
8.00

I, Helen L. Morris
hereby certify that Michael Roy Wildman and wife, Kay C. Wildman and Calvin A. Wildman, a widower
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 14th day of June, A. D., 19 91

Helen L. Morris

Notary Public