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This instrument was prepared by

Send Tax Notice To: GEOFFREY M. WILDER  
name 99 Ashville Road  
Montevallo, AL. 35115  
address

(Name) JAMES A. HOLLIMAN, ATTORNEY  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL. 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

SHELBY COUNTY

That in consideration of FIFTY-THREE THOUSAND AND NO/100 (\$53,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
KEVIN DANIEL SHANAHAN and wife, IVA JANE SHANAHAN

(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) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$42,400.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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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 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 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 19th day of August, 1991

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

x Kevin Daniel Shanahan (Seal)  
KEVIN DANIEL SHANAHAN  
x Iva Jane Shanahan (Seal)  
IVA JANE SHANAHAN  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KEVIN DANIEL SHANAHAN and wife, IVA JANE SHANAHAN 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 19th day of August, A. D., 1991

My Commission Expires: 8-24-94 James R. Holliman Notary Public

EXHIBIT "A"

A tract of land situated in the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, being more particularly described as follows:

Parcel A

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West; thence run South 89 deg. 40 min. 34 sec. East along the South line of said 1/4 1/4 Section, 42.67 feet to a PK nail found this survey; thence run North 0 deg. 04 min. 54 sec. East, 109.92 feet to an iron pipe found this survey; said iron pipe being the point of beginning; thence run North 0 deg. 37 min. 50 sec. West, 190.25 feet to an iron pipe found this survey; thence run South 89 deg. 40 min. 34 sec. East, 106.04 feet to a point, said point being on the West line of Lot 1, Mitchell's Addition to the City of Montevallo as recorded in Map Book 5 page 2 in the Office of Probate, Shelby County, Alabama; thence run South 0 deg. 42 min. 29 sec. West, 4.39 feet to an iron pin set this survey, said iron pin being the SW corner of said Lot 1; thence run South 1 deg. 42 min. 56 sec. East 185.95 feet to an iron pin found this survey; thence run North 89 deg. 40 min. 34 sec. West, 109.46 feet to the point of beginning; being situated in Shelby County, Alabama.  
Less and except any road right-of-way.

Parcel B

Commence at the SW corner of the SW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West; thence run South 89 deg. 40 min. 34 sec. East along the South line of said 1/4 1/4 Section, 42.67 feet to a PK nail found this survey; thence run North 0 deg. 04 min. 54 sec. East 109.92 feet to an iron pipe found this survey; thence run North 0 deg. 37 min. 50 sec. West, 190.25 feet to an iron pipe found this survey, said iron pipe being the point of beginning; thence continue along the last described course, 105.95 feet to an iron pin set this survey, said iron pin being on the South Right-of-Way of Mitchell Street (50 foot Right-of-Way); thence run South 89 deg. 17 min. 31 sec. East along said Right-of-Way, 108.51 feet to an iron pin set this survey, said iron pin being the NW corner of Lot 1, Mitchell's Addition to the City of Montevallo as recorded in Map Book 5 page 2 in the Office of Probate, Shelby County, Alabama; thence run South 0 deg. 42 min. 29 sec. West along the West line of said lot 1, 105.21 feet; thence run North 89 deg. 40 min. 34 sec. West, 106.04 feet to the point of beginning; being situated in Shelby County, Alabama.  
Less and except any road Right-of-Way.

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JUDGE OF PROBATE

1	11.00
2	11.00
3	11.00
4	11.00
5	11.00
6	11.00
7	11.00
8	11.00
9	11.00
10	11.00