

THIS INSTRUMENT PREPARED BY:  
R. Alan Deer  
Lange, Simpson, Robinson &  
Somerville  
1700 First Alabama Bank Building  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Geoffrey M. Wilder  
P. O. Box 1599  
2790 Montgomery Highway  
Pelham, Alabama 35124

Inst # 1992-24703

WARRANTY DEED

STATE OF ALABAMA)  
SHELBY COUNTY )

10/27/1992-24703  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
006 MCD 22.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO THOUSAND, SEVEN HUNDRED, SEVENTEEN and 85/100 (\$2,717.85) DOLLARS to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

CHARLES W. HENDRICKS, JR.

(herein referred to as "Grantor"), grant, bargain, sell, and convey unto

GEOFFREY M. WILDER,

(herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel situated in the Northwest 1/4 of Section 21 and the Northeast 1/4 of Section 20 more particularly described as follows:

Commence at the Northeast corner of Section 20, Township 22 South, Range 3 West. Being the Point of Beginning. From said point run West along the North line of said section for a distance of 420.78' to a 1/2" Rebar pin found; thence left 0 deg. 03 min. 11 sec. a distance of 417.21' to a 1/2" crimp iron pin on the East Bank of King Creek; thence turn left 56 deg. 05 min. 00 sec. and run along the East Bank of King Creek a distance of 271.87' more or less to a fence line; thence turn left 106 deg. 05 min. 52 sec. and run along fence line a distance of 1432.39' to a 1 1/2" open pipe; thence turn left 112 deg, 32 min. 22 sec. a distance of 80.00' to a point; thence turn right 113 deg. 45 min. 00 sec. a distance of 539.74' to an iron pin found; thence turn left 19 deg. 04 min. 45 sec. a distance of 60.42' to a 1 1/2" open pipe; thence turn left 57 deg. 59 min. 52 sec. more or less a distance of 760.00' more or less to a point; thence turn right 57 deg. 26 min. 23 sec. more or less a distance of 800.00' more or less to a point on the West Right of Way of Shelby County Highway #15; thence turn left 119 deg. 52

Mike A

min. 08 sec. more or less and run Northwest along said Right of Way a distance of 120.00' more or less to a point on the North line of Section 21, Township 22 South, Range 3 West; thence turn left 59 deg. 26 min. 27 sec. more or less down an old fence line a distance of 767.58' more or less to a 1 1/2" open pipe; thence continue along last said course a distance of 1311.79' to the Point of Beginning.

Said Parcel contains 28.277 Acres more or less.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Taxes due and payable October 1, 1992.

TO HAVE AND TO HOLD to the said Grantee, his, her, or their heirs, executors, administrators, personal representatives, agents, successors and assigns forever.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF GRANTOR OR HIS SPOUSE.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his, her, or their heirs, executors, administrators, personal representatives, successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her, or their heirs, executors, administrators, personal representatives, successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CHARLES W. HENDRICKS, JR. has hereto set his signature and seal, this 23 day of Oct, 1992.

GRANTOR

  
CHARLES W. HENDRICKS, JR.

BY: CHARLES W. HENDRICKS, SR.,  
pursuant to that Court order  
dated September 21, 1992 attached  
hereto as Exhibit "A."

STATE OF  Tenn. )  
 Davidson )  
COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Charles W. Hendricks, Sr., whose name as authorized signatory for Charles W. Hendricks, Jr. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of Oct., 1992.

Rev. Elliott Augustus  
Notary Public

My Commission Expires: My Commission Expires JULY 18, 1996



EXHIBIT A

IN THE PROBATE COURT  
OF SHELBY COUNTY, ALABAMA

IN RE:

CHARLES WILLIAM HENDRICKS, JR., )

a minor. )

CASE NO. 38-082

ORDER ON PETITION FOR  
AUTHORITY TO SELL PROPERTY OF MINOR

Petitioner, Charles William Hendricks, Sr. has filed or caused to be filed a "Petition for Order of Authority to Sell Property of a Minor," in which Petitioner seeks authority from this court to execute all documents and do all other things necessary to convey the interest of his son, Charles William Hendricks, Jr., in certain real property located in Shelby County, Alabama. Counsel of record in this case are R. Alan Deer, attorney for Petitioner, and Patricia Fuhrmeister, guardian ad litem for Charles William Hendricks, Jr. At a hearing on the Petition, in which actual attendance by Charles William Hendricks, Sr. and Charles William Hendricks, Jr. was waived by counsel of record, this court considered, among other things, the Petition, the affidavit of Charles William Hendricks, Sr. and exhibits thereto, and the oral arguments of counsel. This court has also considered letters from counsel of record received subsequent to the hearing.

Having determined that the conveyance of any interest of Charles William Hendricks, Jr. in the real property to Geoffrey M. Wilder is in the minor's best interest, this court orders as follows:

1. ORDERED, ADJUDGED and DECREED that Charles William Hendricks, Sr. is hereby authorized, empowered, and directed to execute and deliver on behalf of Charles William Hendricks, Jr. a real estate sales agreement and deed conveying to Geoffrey M. Wilder any and all interest of Charles William Hendricks, Jr. in the real property described as follows:

A parcel situated in the Northwest 1/4 of Section 21 and the Northeast 1/4 of Section 20 more particularly described as follows:

Commence at the Northeast corner of Section 20, Township 22 South, Range 3 West. Being the Point of Beginning. From said point run West along the North line of said section for a distance of 420.78' to a 1/2" Rebar pin found; thence left 0 deg. 03 min. 11 sec. a distance of 417.21' to a 1/2" crimp iron pin on the East Bank of King Creek; thence turn left 56 deg. 05 min. 00 sec. and run along the East Bank of King Creek a distance of 271.87' more or less to a fence line; thence turn left 106 deg. 05 min. 52 sec. and run along fence line a distance of 1432.39' to a 1 1/2" open pipe; thence turn left 112 deg. 32' 22" a distance of 80.00' to a point; thence turn right 113 deg. 45 min. 00 sec. a distance of 539.74' to an iron pin found; thence turn left 19 deg. 04 min. 45 sec. a distance of 60.42' to a 1 1/2" open pipe; thence turn left 57 deg. 59 min. 52 sec. more or less a distance of 760.00' more or less to a point; thence turn right 57 deg. 26 min. 23 sec. more or less a distance of 800.00' more or less to a point on the West Right of Way of Shelby County Highway #15; thence turn left 119 deg. 52 min. 08 sec. more or less and run Northwest along said Right of Way a distance of 120.00' more or less to a point on the North line of Section 21, Township 22 South, Range 3 West; thence turn left 59 deg. 26 min. 27 sec. more or less down an old fence line a distance of 767.58' more or less to a 1 1/2" open pipe; thence continue along last said course a distance of 1311.79' to the Point of Beginning.

Said Parcel contains 28.277 Acres more or less.

(the "Property").


2. ORDERED, ADJUDGED and DECREED that Charles William Hendricks, Sr. is hereby authorized, empowered and directed to execute and deliver on behalf of Charles William Hendricks, Jr. all

such additional agreements, documents, instrument, deeds, certificates, and to do or cause to be done all such acts and things, as he may at any time or times deemed necessary, desirable, advisable, proper and expedient in order to carry out the conveyance of the Property to Geoffrey M. Wilder.

3. ORDERED, ADJUDGED and DECREED, that the conveyance of Charles William Hendricks, Jr.'s interest in the Property to Geoffrey M. Wilder is in the best interest of the minor.

4. ORDERED, ADJUDGED and DECREED that Charles W. Hendricks, Sr. is authorized to receive on behalf of Charles W. Hendricks, Jr. the proceeds from the conveyance of the minor's interest in the Property, less the fee of the guardian ad litem as set forth below. This court has determined that Charles W. Hendricks, Jr. has a 4/100 interest in the Property, and is entitled to \$2717.85 from the proceeds derived from the sale of the Property. The \$2,717.85 is to be distributed as follows: the guardian ad litem is to receive a fee of \$450.00, with the remaining balance of \$2267.85 to be distributed to Charles W. Hendricks, Sr. on behalf of the minor.

DONE this the 21 day of September, 1992.

  
Thomas A. Snowden, Jr.  
Probate Judge

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