

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 # 1992-24711

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

10/27/1992-24711
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.00

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO THOUSAND, SIX and 99/100 (\$2,006.99) DOLLARS to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I,

CARL OWENS

(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

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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 CARL OWENS has hereto set his signature and seal, this 10th day of October, 1992.

GRANTOR

Carl Owens

CARL OWENS

STATE OF _____)
COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that Carl Owens, whose name 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 10th day of October, 1992.

J. D. Martin
Notary Public
My Commission Expires ~~Sept. 25, 1993~~

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