

60,000

# WARRANTY DEED

This instrument was prepared by  
Steven R. Sears, attorney  
655 Main Street, BX Four  
Montevallo, AL 35115+0004  
telephone: 665-1211  
without benefit of title evidence.

Please send tax notice to:

Montevallo Water and Sewer Board  
545 Main Street  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of sixty thousand dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Geoffrey M Wilder and wife Susan P Wilder, of 1699 Spring Creek Road, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Montevallo Water and Sewer Board of 545 Main Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land containing .68 acres (29615 feet<sup>2</sup>) located in the SW<sup>1</sup>/<sub>4</sub> of §22, Twp 22S, R3W, more particularly described as follows:

Commence at the NE corner of the SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub> of §22; thence S 33°27'E 366.95 feet to a found iron pin; thence S 46°34'10"W 1693.87 feet to a found iron pin; thence S 34°54'E 86.63 feet along the easterly ROW of Overland Road; thence S 36°39'30"E 236.8 feet to a set iron pin at the point of beginning, also being the PC of a curve to the left with a chord bearing of S 79°17'35"E, a chord length of 218.2 feet, and a radius of 161.08 feet; thence along the arc 239.72 feet to a found iron pin; thence continue tangent from the PT of said curve N 58°04'15"E 99.74 feet to a set iron pin; thence leaving the easterly ROW of Overland Road N 31°51'14"W 121.84 feet to a set iron pin; thence S 63°45'49"W 261.72 feet to the point of beginning.

According to a survey of Barton F Carr, Ala Reg #16685, dated 22 October 1992.

Source of title: The land herein conveyed is a portion of that described in a warranty deed to grantors from William B Surface and wife June C Surface executed 22 December 1986 and recorded 30 December 1986 at book 107, page 133 of the Shelby County Probate Records.

The conveyed property forms no part of the homestead of the grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantee, its successors and assigns forever.

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11/12/1992-26605  
04:22 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 10.00

We, Geoffrey M Wilder and wife Susan P Wilder, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 22 October 1992.

Witness:

Ruth K. Rook

Geoffrey M Wilder (Seal)  
Geoffrey M Wilder

Delta H. Ware

Susan P Wilder (Seal)  
Susan P Wilder

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Geoffrey M Wilder and wife Susan P Wilder, whose names are signed to the foregoing conveyance, and who are (made) 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 22 October 1992.

Michael S. Z...  
Notary public

MY COMMISSION EXPIRES APRIL 4, 1994

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