

WARRANTY DEED

11/05/1993-35011

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 notices to:

Geoffrey M Wilder
1699 Spring Creek Road
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of sixty-six thousand, five hundred dollars, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Ralph W Sears and wife Marcia M Sears, of BX 444, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Geoffrey M Wilder of 1699 Spring Creek Road, 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 building and lot located at 629 Main Street, formerly 21 South Main Street, Montevallo, AL 35115 more particularly described as: A part of lots 19 and 20 of the original plan of Montevallo, Alabama, beginning at a point on the NW side of Main Street (Main Street running perpendicular to Shelby Street and 56° E of N) 133 feet and 2 inches NE of the intersection of the NW side of Main Street and the NE side of Shelby Street; thence run NE along said Main street 25 feet; thence run NW, perpendicular to and away from said Main Street 150 feet; thence run SW and parallel to Main Street 25 feet; thence run SE, perpendicular to and toward said Main Street 150 feet to the point of beginning.

It is the intent of this instrument to convey the southeasterly half, fronting on Main Street, of a parcel acquired by grantors pursuant to a warranty deed executed February 29, 1984 by Samuel M Shiller and wife Linda C Shiller, and recorded at deed book 353, pages 604-5 of the Shelby County Probate Records, whether or not correctly described above. The northwesterly half of this parcel was conveyed to Marcia Denise Wallace Wall and husband Charles O'Bannon Wall via a warranty deed executed 26 January 1988 and recorded 26 January 1988 at book 168, pages

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SHELBY COUNTY JUDGE OF PROBATE
003 MEL 35.50

917-8 of the Shelby County Probate Records.

Subject to an easement to Montevallo for a gas line as shown by instrument dated December 7, 1950, recorded in deed book 147, page 136 in the Shelby County Probate Office, and later transferred to Alabama Gas Company.

Subject to a transmission line permit to Alabama Power Company recorded in Deed book 174, page 57, in the Shelby County Probate Office.

To have and to hold to the said grantee, his heirs and assigns forever.

We, Ralph W Sears and wife Marcia M Sears, do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs 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, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 26 October 1993.

Witness:

Steven Sears

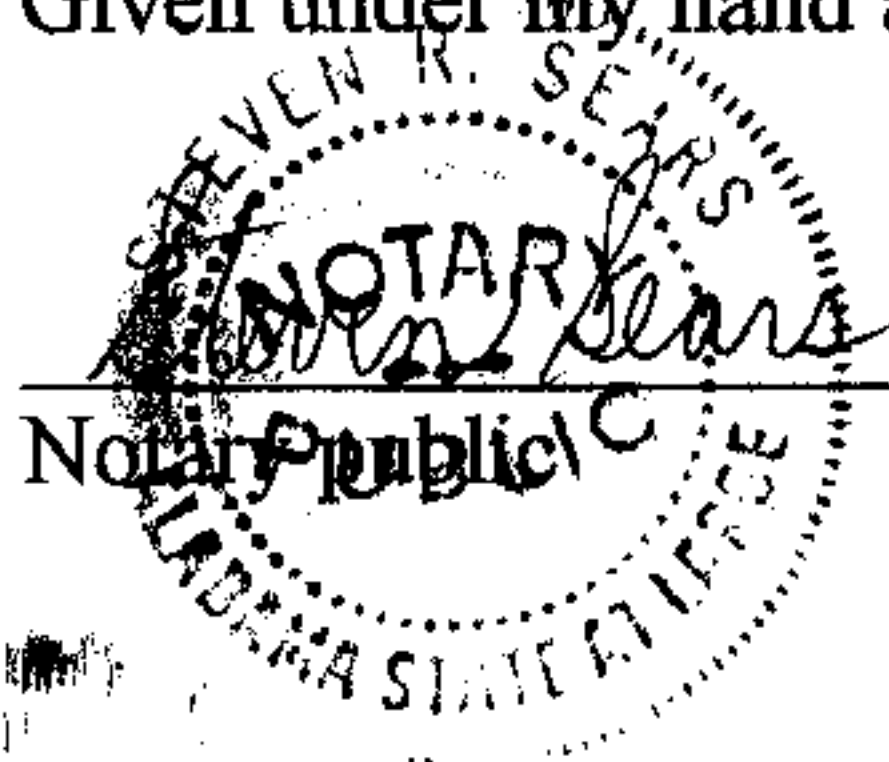
Ralph W Sears (Seal)
Ralph W Sears

Marcia M Sears (Seal)
Marcia M Sears

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Ralph W Sears and wife Marcia M Sears, 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 26 October 1993.



MY COMMISSION EXPIRES MARCH 9, 1994

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