

Send Tax Notice To: John W. Wilder
171 Ridge Lane
Shelby, Alabama 35143

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of THIRTY-THREE THOUSAND EIGHT HUNDRED THIRTY-FIVE AND 00/100 (\$ 33,835.00) DOLLARS, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, FLOSSIE YVONNE PATRICK, AN UNMARRIED WOMAN, herein referred to as Grantor, do grant, bargain, sell and convey unto JOHN W. WILDER, herein referred to as Grantee, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 11, Block 1, according to the Survey of J. G. Lacey Subdivision, as recorded in Map Book 3, Page 113, in the Probate Office of Shelby County, Alabama.

Subject to: 1. Ad Valorem Taxes for the Year 1994, which said taxes are not due or payable until October 1, 1994. 2. Restrictions as shown on recorded map. 3. Easement to Plantation Pipe Line Company, dated September 19, 1941, recorded in Deed Book 112, Page 294. 4. Transmission Line Permits to Alabama Power Company, recorded in Deed Book 171, Page 34; Deed Book 176, Page 88; and Deed Book 190, Page 54.

TO HAVE AND TO HOLD Unto the said Grantee, his heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators covenant with the Grantee, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 19th day of May, 1994.


Flossie Yvonne Patrick (SEAL)
Flossie Yvonne Patrick
05/20/1994
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 45.00

Inst # 1994-16365

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Flossie Yvonne Patrick, 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, she executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 19th day of May, 1993.



Notary Public

This instrument was prepared by:
John Burdette Bates, Attorney at Law
#10 Office Park Circle, Suite 122
Birmingham, Alabama 35223

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