

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

Send Tax Notice To: Teddy Gene Malone and  
Carla Popwell Malone  
2224 8th Street N. E.  
Birmingham, Alabama 35215

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of NINETEEN THOUSAND AND 00/100 (\$ 19,000.00) DOLLARS, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, JOHN W. WILDER AND WIFE, PEGGY J. WILDER AND REED WHITE, SR. AND WIFE, BARBARA WHITE, herein referred to as Grantors, do grant, bargain, sell and convey unto TEDDY GENE MALONE AND CARLA POPWELL MALONE, herein referred to as Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Wildwood Shores, 5th Sector, as recorded in Map Book 18, Page 114, 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 145, Page 165, and as reserved in Real Book 83, Page 284. 3. Right of Way to Alabama Power Company as excepted in Deed Book 145, Page 165. 4. Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 242, Page 369. 5. Transmission line permit to Alabama Power Company in Deed Book 171, Page 48. 6. Riparian and other rights created by the fact that the subject property fronts on a lake. 7. Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 208, Page 612. 8. Restrictions as shown on recorded map. 9. Easement as shown by recorded plat.

\$ 17,000.00 OF THE CONSIDERATION RECITED HEREIN IS BEING PAID BY THE EXECUTION OF A PURCHASE MONEY FIRST MORTGAGE OF EVEN DATE HERewith.

TO HAVE AND TO HOLD Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors and administrators covenant with the 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

08/29/1994-26688  
10:55 AM CERTIFIED


SHELBY COUNTY JUDGE OF PROBATE  
002 HCD 15.00

John B. Bates

88992-4551

IN WITNESS WHEREOF, we have hereunto set our hands and seals,  
this 27th day of August, 1994.

  
\_\_\_\_\_  
John W. Wilder (SEAL)

  
\_\_\_\_\_  
Peggy J. Wilder (SEAL)

  
\_\_\_\_\_  
Reed White, Sr. (SEAL)

  
\_\_\_\_\_  
Barbara White (SEAL)

STATE OF ALABAMA )  
                              )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that John W. Wilder and wife, Peggy J.  
Wilder and Reed White, Sr. and wife, Barbara White, whose names are  
signed to the foregoing conveyance, and who are 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 27th day of August,  
1994.

  
\_\_\_\_\_  
Notary Public

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

Inst # 1994-26688

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