

This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Send Tax Notice To: John W. Wilder II
name

963 5th Avenue S.W.
address

Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND AND NO/100-----
DOLLARS (\$112,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John W. Wilder and wife, Peggy Wilder

(herein referred to as grantors) do grant, bargain, sell and convey unto John W. Wilder II and wife, Jacqueline A. Wilder

(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 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 taxes for 1995.

Subject to restrictions, easement, and transmission line permits of record.

\$ 89,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

Inst # 1994-31699

10/20/1994-31699
01:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.50

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17th
day of October, 19 94.

(Seal)

(Seal)

(Seal)

John W. Wilder
John W. Wilder (Seal)

Peggy Wilder
Peggy Wilder (Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that
John W. Wilder and wife, Peggy Wilder
whose name(s) 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 17th day of October A.D., 19 94

Larry L. Halcomb
Notary Public

My Commission Expires:
January 23, 1998

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