

THIS INSTRUMENT PREPARED WITHOUT
BENEFIT OF A TITLE SEARCH BY:
John W. Gant, Jr.
Lange, Simpson, Robinson &
Somerville
417 North 20th Street, Suite 1700
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

The Estate of Geoffrey M. Wilder
c/o Mrs. Susan P. Wilder, Executor
1699 Spring Creek Road
Montevallo, Alabama 35115

Value -
\$ 117,250

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 (\$10.00) DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, or we,

WILDERWOOD FARMS, INC., an Alabama corporation

(herein referred to as "Grantor", whether one or more), grant, bargain, sell, and convey unto

THE ESTATE OF GEOFFREY M. WILDER

(herein referred to as "Grantee", whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Taxes due and payable October 1, 1995.
2. Rights of parties in possession.
3. Easements, covenants and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his, her, or their heirs, executors, administrators, personal representatives, agents, successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his, her, or their heirs, executors, administrators, personal representatives, successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, his, her, or their heirs, executors, administrators, personal representatives, successors and assigns, forever, against the lawful claims of all persons.

02/03/1995-03199
03:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 133.50

Inst # 1995-03199

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of December, 1994.

WILDERWOOD FARMS, INC.

ATTEST:

John W. Gant, Jr.
JOHN W. GANT, JR.
Its Secretary

By: Susan P. Wilder
SUSAN P. WILDER
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that SUSAN P. WILDER, whose name as President of WILDERWOOD FARMS, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 30th day of December, 1994.

Katherine Harvey
Notary Public
My Commission Expires: 3-2-96

EXHIBIT A

PARCEL 1:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West and run North along the West line of said 1/4 1/4 Section to the intersection thereof with the Northwest right of way of the paved Spring Creek Highway, which is a point of beginning of the property herein described; thence run Northeasterly along the Northwest right of way of said highway to the SW corner of the property heretofore conveyed to W. G. Hood and wife, Anne Hood, as shown by deed recorded in Deed Book 207, page 560 in the Office of the Judge of Probate of Shelby County, Alabama; thence run along said Hood property line as follows: North 50° West 251.35 feet; thence north 20° west 720 feet to the south bank of Spring Creek; thence along the South bank of Spring Creek as follows: North 42° 25' East 209.6 feet; thence North 32° 15' East 137.7 feet to the corner of property heretofore conveyed to A. E. Hamm and W. Elizabeth Hamm as shown by deed recorded in Deed Book 207, page 554 in said Probate Office; thence along said Hamm property line as follows: North 4° 36' West 52.6 feet; thence North 25° 04' west a distance of 269.12 feet; thence north 77° 56' east a distance of 131.0 feet; thence north 67° 01' east along said Hamm property line to the intersection thereof with the east line of the NW 1/4 of SW 1/4 of Section 14, Township 22, Range 3 West; thence North along said 1/4 1/4 line to the NE corner of 1/4 1/4 section; thence West along north line of 1/4 1/4 Section to a point which is 93 yards east of the NW corner of said 1/4 1/4 Section; thence South to a point of the South line of said 1/4 1/4 Section which is 93 yards east of the SW corner of said 1/4 1/4 Section; thence east along the south line of said 1/4 1/4 section to the NW corner of the east half of the SW 1/4 of the SW 1/4 of Section 14, Township 22, Range 3 West; thence South along the West line of the east half of the SW 1/4 of SW 1/4; Section 14, Township 22, Range 3 West to the intersection thereof with the south line of said 1/4 1/4 Section; thence east along the south line of said 1/4 1/4 Section to the intersection thereof with the NW right of way of the paved Spring Creek Highway; thence northeasterly along said NW right of way of said highway to the point of beginning.

PARCEL 2:

Beginning at the Northeast corner of the SW 1/4 of SW 1/4, Section 17, Township 22 South, Range 3 West and run South 229 feet, thence West 249 feet which is the point of beginning, thence continue West 162.5 feet, thence southeast at an angle of 85 degrees 40 feet, thence West at an angle of 85 degrees 157 feet, thence southeast at an angle of 76 degrees 202 feet, thence northeast at an angle of 98 degrees 30 minutes 152 feet, thence South at an angle of 90 degrees 26 feet, thence West at a 90 degree angle 93 feet, thence Northwest at an angle of 90 degrees 252 feet to point of beginning, containing one acre more or less.

PARCEL 3:

A road 20 feet wide beginning at a point 219 feet South of the Northeast corner of SW 1/4 of SW 1/4 and run West 380.5 feet to a point in the center of said roadway 20 feet wide running Southeast at an angle of 85 degrees approximately 281 feet joining roadway running Northeast to Montevallo-Dogwood Road, rights are granted for use of water from the Gentry Springs water line. Survey made by J. R McMillan, L.S. Reg. 419.

PARCEL 4:

That certain .56 acres conveyed by Lewis Raymond Knowles and wife, Linda Lawson Knowles to Dr. Milton L. Orr, Jr. and wife, Joyce Orr, as recorded in Deed Book 328, at page 594, office of the Probate Judge of Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING PARCELS:

- (a) That certain .55 acres conveyed by Milton L. Orr, Jr., and wife Joyce G. Orr to Lewis Raymond Knowles and wife Linda Lawson Knowles, and recorded in Deed Book 328, at page 593, office of the Probate Judge of Shelby County, Alabama;
- (b) That certain parcel conveyed by Wilderwood Farms, Inc. to Willard G. Hood and wife, Barbara Anne Hood, by Deed recorded in Instrument Number 1992-16381, office of the Judge of Probate of Shelby County, Alabama, and more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West; thence run North along the West line of said 1/4-1/4 for 908.06 feet to a fence and the Point of beginning; thence 135 degrees 28 minutes 40 seconds right run Southeasterly along said fence for 251.6 feet to the Northwesternly R/W of Shelby County Highway #12; thence 93 degrees 41 minutes 34 seconds left run Northeasterly along said R/W for 27.90 feet; thence 92 degrees 40 minutes left run 251.35 to the Point of Beginning; thence 30 degrees 00 minutes 50 seconds right run 720.0 feet to the South bank of Spring Creek; thence 107 degrees 10 minutes 35 seconds left run along said creek for 127.64 feet to a fence; thence 82 degrees 46 minutes 10 seconds left run Southeasterly along said fence for 683.88 feet; thence 13 degrees 42 minutes 32 seconds left run 9.55 feet to the Point of Beginning. Situated in Shelby County, Alabama. According to the survey of Thomas E. Simmons LS12945, dated May 1, 1992.

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