

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
RONNIE GULLEDGE
PAMELA G. GULLEDGE
172 Road 69
Chelsea, AL 35043

STATE OF ALABAMA}
COUNTY OF SHELBY}

Warranty Deed/ITWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWELVE THOUSAND DOLLARS AND no/100's (\$12,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, we, NIM G. WILDER, III, and wife, BONNIE C. WILDER, (herein referred to as grantors) do grant, bargain, sell, and convey unto RONNIE GULLEDGE AND PAMELA G. GULLEDGE (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama:

Commence at the Northwest corner of the NW 1/4 of the SW 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama; thence East along the North 1/4 1/4 line 410.5 feet to the centerline of Shelby County Road #69; thence turn right 74 degrees 21 minutes along said centerline for 524.4 feet; thence turn right 65 degrees 21 minutes for 44.0 feet to the point of beginning; thence continue along line for 225.7 feet; thence left 85 degrees 21 minutes for 193.0 feet; thence turn left 114 degrees 39 minutes for 225.7 feet to the West right of way line of Road #69; thence turn left 65 degrees 21 minutes for 193.0 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereto set our hands and seals, this the 7th day of June, 1995.


NIM G. WILDER, III


BONNIE C. WILDER

06/23/1995-16487
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 20.50

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that NIM G. WILDER, III and BONNIE C. WILDER, 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 7th day of June, 1995.


Notary Public

My commission expires: 5/29/99

Inst # 1995-16487