

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Keith E. Wilder
1350 Highway 56
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/93

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Keith E. Wilder and wife, Paula H. Wilder

(herein referred to as grantors) do grant, bargain, sell and convey unto

Keith E. Wilder and wife, Paula H. 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:

Commence at the NE corner of the NW 1/4 of the SW 1/4, Section 27, Township 20 South, Range 1 East, thence run West along the North line of said 1/4-1/4 Section for 300.93 feet; thence 90 degrees 00 minutes left run 10.47 feet to the Southerly right of way of Shelby County Highway #56 and the Point of Beginning; thence continue last described course for 210.00 feet; thence 90 degrees 00 minutes right run 209.77 feet; thence 90 degrees 00 minutes right run 206.66 feet to the Southerly right of way line of said Highway #56; thence 90 degrees 05 minutes 16 seconds right run Easterly along said right of way for 209.80 feet to the Point of Beginning.

Situated in Shelby County, Alabama.

According to the Survey of Thomas E. Simmons, LS#12945, dated March 20, 1987.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

1996-03747
02/05/1996-03747
02:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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 26th

day of January, 19 96.

WITNESS:

(Seal)

(Seal)

(Seal)

Keith E. Wilder (Seal)
Keith E. Wilder

Paula H. Wilder (Seal)
Paula H. Wilder

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Keith E. Wilder and wife, Paula H. 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 26th day of January, A. D., 19 96.

Notary Public