

This Instrument was prepared by:
(Name) Mickey L. Johnson, Attorney at Law
(Address) P.O. Box 430 Pelham, AL 35124

Send Tax Notice to:

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

THIRTY THOUSAND DOLLARS (\$30,000.00) and other good and valuable considerations

to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned
Pauline Wildman, a widow, Jimmy Franklin Wildman, a married man, Gaylon Travis Wildman, a divorced man, Ronnie Kyle Wildman, a divorced man, Michael David Wildman, a single man, and Richard Wayne Wildman, a single man

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

North Shelby Partners, a General Partnership

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Parcel I

A part of the SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West, described as being where the line of said 1/4 1/4 crosses the East line of the Birmingham-Montgomery Highway right of way and run North 19 deg. 30 min. West along the East line of said right of way 430 feet to the SW corner of lot of George Walker; thence North 19 deg. West along said right of way 12 feet to the point of beginning of the lot herein described; thence continue North 19 deg. West along said right of way 75 feet; thence North 87 deg. 30 min. East 150 feet; thence South 19 deg. East 75 feet; thence South 87 deg. 30 min. West along a 12 foot alley, 150 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel II

A part of the SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West, more particularly described as follows: Commence at the SW corner of said Section 24; run thence East along the South line thereof a distance of 921 feet to the Easterly line of the paved Montgomery-Birmingham Highway as the same is now located; thence North 19 deg. 30 min. West along the Easterly line of said Highway 438 feet to the point of beginning of the property herein conveyed; thence continue North along the Easterly line of said highway in the same direction a distance of 14 feet; thence North 87 deg. 25 min. East 150 feet; thence Southeasterly direction parallel to said highway 14 feet; thence South 87 deg. 25 min. West 150 feet, more or less, to a point of beginning; being situated in Shelby County, Alabama.

Less and except any part lying within right of way for Oliver Street.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS OR THEIR SPOUSES, NOR THE HOMESTEAD OF THE GRANTEE OR HIS SPOUSE.

TO HAVE AND TO HOLD to the said GRANTEES in fee simple.

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 hereto set our hand(s) and seal(s) this 16th day of September, 1998.

WITNESS:

Pauline Wildman (Seal) Ronnie K. Wildman (Seal)
Jimmy Franklin Wildman (Seal) Michael D. Wildman (Seal)
Gaylon T. Wildman (Seal) Richard W. Wildman (Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Pauline Wildman, a widow, Jimmy Franklin Wildman, a married man, Gaylon Travis Wildman, a divorced man, Ronnie Kyle Wildman, a divorced man, Michael David Wildman, a single man, and Richard Wayne Wildman, a single man, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, 1998.

Jay Lynn Wickett
NOTARY PUBLIC
My Comm. exp. 1/16/2001

1998-09-16 11:42 AM
09/07/1998-09-16 11:42 AM
SHELBY COUNTY JUDGE OF PROBATE
003 CRH 47.50

STATE OF ALABAMA
SHELBY COUNTY

AFFIDAVIT

My name is Pauline Wildman and I reside at Morningside Drive in Helena, Alabama. I understand that I am giving this affidavit for the purpose of resolving issues concerning the title to real property hereinafter described.

I was married to Marshall Wildman, also referred to as Marshall E. Wildman and M. E. Wildman, at the time of his death on March 6, 1978. During our marriage we acquired a parcel of real property located on Highway 31 in Pelham, Alabama, said property is described on attached Exhibit "A", and currently assessed as Parcel ID No. 58-13-6-24-3-001-033 in the office of the tax assessor of Shelby County, Alabama.

Marshall Wildman and I purchased the property from Lola W. and E.V. Levie under a lease sale contract on November 3, 1951. We made all the payments due under the terms of that contract and continued to occupy the property continuously from 1951 until 1981. Since 1951 our possession of the property described herein has been open and notorious, exclusive of all others, hostile, under claim of right, and continuous. We raised our children in this home and occupied it as our sole residence during all those years. After vacating the residence in 1981, we (my children and I) have continued to return to the home periodically to retrieve things which have been stored in the home, and have kept the property clean and mowed until we could no longer physically do this. No one has ever challenged our ownership of the described property, either during the time that we occupied it as our residence, or since we moved from the property.

During our marriage we had five children, namely, Jimmy Franklin Wildman, Gaylon Travis Wildman, Ronnie Kyle Wildman, Michael David Wildman and Richard Wayne Wildman. All of our children are currently alive, all are over the age of 21, and all are of sound mind.

My husband died intestate and was survived by myself and the five children listed above. No debts are outstanding against the estate of my deceased husband.

Since 1981, when I moved to a new residence, my sons Michael, Richard and Ronnie Kyle have all lived on the property at various times. On three or four occasions I have rented the property to various tenants. At one time in or around 1983 I listed the property for sale with my daughter-in-law, Billie Wildman. We received a couple of offers for the property but none that were acceptable. At all times since 1951 and up until approximately three years ago the property has been maintained by my family and was either occupied by family or a tenant that leased the property from me.

I have no knowledge that at any time since 1951 to the present that anyone has claimed any interest in the property or approached any tenant claiming to have any interest in the property.

Pauline Wildman
Pauline Wildman, affiant

ACKNOWLEDGMENT

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, the undersigned, a Notary Public, in and for said state and said county, personally appeared Pauline Wildman, who is known to me, and, after being duly sworn, deposes and says that she has read the foregoing affidavit, understands the contents thereof, and that the same are true and correct to the best of her information, knowledge and belief.

Dated : 9-2-98

James B. L. L. L.
Notary Public

My commission expires: 4-24-2001

Inst # 1998-39142

10/07/1998-39142
12:11 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE