

THIS INSTRUMENT PREPARED BY:

NAME: J. Schuhl
 ADDRESS: Two Devon Sq., 744 W. Lancaster Ave.
Wayne, Pennsylvania 19087-2594

Send Tax Notice To:

Bruce J. Cooperman
1350 County Road 56
Wilsonville, AL 35186

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **KEITH E. WILDER and PAULA H. WILDER, husband and wife**

(herein referred to as grantor, whether one or more, grant, bargain, sell and convey unto **BRUCE J. COOPERMAN and BETTY A. COOPERMAN**

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

Legal description continued on Exhibit "A" attached hereto and made a part hereof:

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$86,850.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s), this 13th day of November, 19 98.

 (Seal)

 (Seal)

 (Seal)

Keith E. Wilder (Seal)
 Keith E. Wilder
Paula H. Wilder (Seal)
 Paula H. Wilder

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **KEITH E. WILDER and PAULA H. WILDER, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/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 13th day of November, A.D., 19 98.

Notary Public

My commission expires:
 10/16/2000

04/05/1999-14252
 12:45 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 HHS 12.00

Inst # 1999-14252

Exhibit "A"

Commence at the Northeast corner of the Northwest 1/4 of the Southwest 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 300.91 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; being situated in Shelby County, Alabama.

Inst. # 1999-14252

04/05/1999-14252
12:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DC2 AMS 12.00