

No title search was performed on the property described in this Deed and, therefore, no opinion as to title has been given.

THIS INSTRUMENT PREPARED BY:

Paul O. Woodall, Jr.
Ogletree, Deakins, Nash, Smoak & Stewart, P.C.
1900 SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203-3204

SEND TAX NOTICE TO:

Susan P. Wilder
1699 Spring Creek Road
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIXTY-TWO THOUSAND AND NO/100 DOLLARS (\$62,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, **CHRISTOPHER P. WILDER**, a married man (herein referred to as "Grantor"), do grant, bargain, sell, and convey unto **SUSAN P. WILDER** (herein referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of Lot 5, in Block 53, as designated and shown on the map of Montevallo, called Reynold's Addition and more particularly described as follows: Beginning at the Northernmost intersection of Morgan Street and Middle Street; thence in a Northwesterly direction along the Easterly side of Middle Street run 90 feet to point of beginning; thence run Northeasterly and parallel with Morgan Street 85 feet; thence Northwesterly and parallel with Middle Street 10 feet; thence run Northeasterly and parallel with Morgan Street 65 feet; thence run Northwesterly and parallel with Middle Street 50 feet to the Northernmost corner of said Lot 5; thence run Southwesterly along the Northerly line of said Lot 5 and parallel to Morgan Street a distance of 150 feet to Middle Street; thence run along Middle Street in a Southeasterly direction 60 feet to the point of beginning, being situated in Northeast Quarter of Northwest Quarter of Section 3, Township 24 North, Range 12 East, Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for 1999, which are not due and payable until October 1, 1999, and taxes for subsequent years.
2. Easements, covenants and restrictions of record.

Inst # 1999-28964

07/09/1999-28964
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NWS 74.00

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR OR GRANTOR'S SPOUSE.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns forever.

And I do, for myself and for my heirs, executors, administrators and assigns covenant with the said Grantee, her heirs, executors, administrators and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, administrators, and assigns shall warrant and defend the same to the said Grantee, her heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12 day of May, 1999.



CHRISTOPHER P. WILDER (Seal)

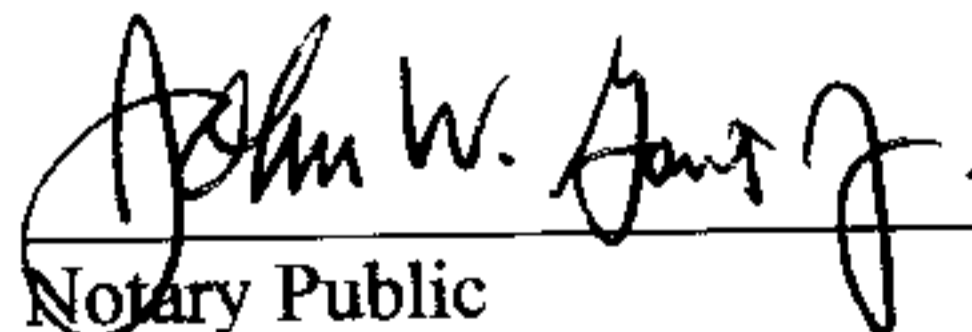
STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County in said State, hereby certify that CHRISTOPHER P. WILDER, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 12th day of May, 1999.



Notary Public
My Commission Expires: _____

[NOTARIAL SEAL]

Inst # 1999-28964
NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
COMMISSION EXPIRES: Feb. 16, 2002.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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07/09/1999-28964
11:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 74.00