

THIS INSTRUMENT PREPARED BY
Dawn I. McDonald (Without opinion)
Attorney at Law
9212 Brookhurst Drive, Suite 101
Birmingham, AL 35235

SEND TAX NOTICE TO:
Harold Shrader and Betty Shrader
195 Valentine Trail
Wilsonville, AL 35186

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Thirty-Four Thousand-Nine Hundred Dollars (\$34,900.00) and other good and valuable consideration to the undersigned GRANTORS,

ALLEN WILSON and LARA WILSON, husband and wife

in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto

HAROLD SHRADER and BETTY SHRADER, husband and wife

hereinafter referred to as GRANTEES, as joint tenants with right of survivorship, the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit

LEGAL DESCRIPTION ATTACHED HERewith AND MADE A PART HEREOF AS
EXHIBIT "A"

This conveyance is made subject to:

1. Subject to County ad valorem taxes for 2000, and all subsequent years said taxes being a lien, but undetermined at this time.
2. Subject to any and all easements, reservations, restrictions, covenants and rights of way of record, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

Address: 195 Valentine Trail, Wilsonville, AL 35186; Parcel ID No 19-3-06-2-001-046 001

\$33419.86 of the purchase price has been paid by a first mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants with right of survivorship, and to their heirs and assigns forever, it being the intention of the parties to this conveyance that in the event one GRANTEE survives the other, the entire interest in fee simple shall be owned by the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES shall take as tenants in common. And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns 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, I have hereunto set my hand and seal this 12th day of June, 2000.

ATTEST:

GRANTORS:

Allen Wilson

ALLEN WILSON

Lara Wilson

LARA WILSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Allen Wilson and Lara Wilson whose names are signed to the foregoing conveyance, and who are known to me, acknowledges 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 the 12th day of June, 2000.



OFFICIAL SEAL
DAWN I. McDONALD
NOTARY PUBLIC - ALABAMA
SHELBY COUNTY
My Comm. Expires 2-25-2002

Dawn I. McDonald
Notary Public-Dawn I. McDonald
My Commission Expires: 2/25/02

06/22/2000-20868
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE'S OFFICE
JUN 22 2000

Inst # 2000-20868

EXHIBIT A

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE RUN NORTH ALONG THE WEST QUARTER-QUARTER LINE OF 110.90 FEET TO A POINT ON THE CENTERLINE OF THE SOUTHERN RAILWAY; THENCE TURN RIGHT 65 DEGREES 25 MINUTES AND RUN NORTHEAST ALONG SAID CENTERLINE 349.98 FEET; THENCE TURN LEFT 57 DEGREES 14 MINUTES AND RUN NORTHEASTERLY 162.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 106.46 FEET; THENCE TURN LEFT 47 DEGREES 31 MINUTES 34 SECONDS AND RUN NORTHWEST 115.81 FEET; THENCE TURN LEFT 59 DEGREES 52 MINUTES 12 SECONDS AND RUN WESTERLY 70.75 FEET TO THE SOUTHEAST RIGHT OF WAY OF ALABAMA HIGHWAY #25; THENCE TURN LEFT 49 DEGREES 52 MINUTES 35 SECONDS AND RUN SOUTHWEST ALONG SAID RIGHT OF WAY 78.88 FEET; THENCE TURN LEFT 61 DEGREES 17 MINUTES 51 SECONDS AND RUN SOUTHEAST 162.90 FEET; THENCE TURN LEFT 76 DEGREES 09 MINUTES 23 SECONDS AND RUN NORTHEAST 92.55 FEET TO THE POINT OF BEGINNING.

ACCORDING TO THE SURVEY OF AMOS CORY, RLS #10550, DATED JUNE 4, 1987.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

ADDRESS: 195 VALENTINE TRAIL; WILSONVILLE, AL 35186.

Inst # 2000-20868

06/28/2000-20868
10:23 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DCE MMS 12.50