

SEND TAX NOTICE TO:

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Linda W. Morris

(Address) 4324 Greenleaf Drive, Bessemer, AL 35022

FM No: ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIVE HUNDRED AND NO/100 ----- (\$500.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael R. Wildman, Sr. and wife, Kay C. Wildman

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

Michael R. Wildman, Sr. and wife, Kay C. Wildman and

Michael R. Wildman, Jr., a married man

(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 southeast corner of the northwest quarter of the southeast quarter of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama and run thence North 00 degrees 04 minutes 05 seconds East along the east line of said quarter-quarter a distance of 749.57' to a found rebar corner and to the point of beginning of the property being described; Thence continue last described course along said quarter-quarter line a distance of 749.57' to a corner; Thence run South 87 degrees 52 minutes 26 seconds West a distance of 1,052.44' to a corner; Thence run South 34 degrees 43 minutes 13 seconds West a distance of 267.65' to a corner on the northerly margin of Shelby County Highway No. 13 in a curve to the right having a central angle of 14 degrees 37 minutes 57 seconds and a radius of 2,084.33'; Thence run southeasterly along the arc of said curve an arc distance of 532.31' to a corner; Thence run North 50 degrees 07 minutes 23 seconds East a distance of 341.24' to a corner; Thence run South 48 degrees 10 minutes 43 seconds East a distance of 653.00' to the point of beginning. Said property contains 11.5 acres, more or less, and is subject to any and all easements, agreements, restrictions and/or limitations of probated record or applicable law.

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~~ (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 8th day of June, 2001.

WITNESS:

Michael R. Wildman, Sr. (Seal)

_____ (Seal)

_____ (Seal)

Kay C. Wildman (Seal)

Michael R. Wildman, Jr. (Seal)

_____ (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, Sheila Keller, a Notary Public in and for said County, in said State, hereby certify that Michael R. Wildman, Sr. and wife, Kay C. Wildman

whose name s 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 8th day of June, A.D., ~~XX~~ 2001.

Sheila Keller

Notary Public.

Inst # 2001-23446

06/08/2001-23446
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11.50
WEL