

This instrument was prepared by:
Shelly Moss
Shelly Moss, LLC
300 Union Hill Drive
Birmingham, Alabama 35209

Send tax notice to:
Mechelle Wilder
913 Belgrave Court
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Four Hundred Twenty Five Thousand and 00/100 (\$425,000.00)** to the undersigned grantor(s) in hand paid by the grantees herein, the receipt whereof is acknowledged, I/we,

Stephen R. Cuddy and his wife Mary Linda Cuddy

(hereinafter referred to as "Grantor(s)") do grant, bargain, sell and convey unto

Mechelle Wilder and Thomas Lee Wilder, Jr.

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama:

**Lot 17, according to the Map of Greystone, 6th Sector,
as recorded in Map Book 17, Page 54, A, B, and C, in
the Probate Office of Shelby County, Alabama**

\$300,700.00 of the proceeds come from a mortgage recorded simultaneously herewith.

\$100,000.00 of the proceeds come from a second mortgage recorded simultaneously herewith.

Subject to: (1) 2002 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way and encumbrances of record.

TO HAVE AND TO HOLD unto 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 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have set my/our hand(s) and seal(s), this day of January, 2002.

Stephen R. Cuddy (Seal)
Stephen R. Cuddy

Mary Linda Cuddy (Seal)
Mary Linda Cuddy

STATE OF TN)
Shelby COUNTY)

I Gaylan Troutner am notarizing
the signature of Mary Linda Cuddy.
Gaylan Troutner
4-2-2002

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Stephen R. Cuddy and ~~Mary Linda Cuddy~~ 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 he/~~she/they~~ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of January, 2002.

Tina M. Brigham
MY COMMISSION EXPIRES OCT. 19, 2002

Notary Public: Tina M. Brigham
My Commission Expires:

02/05/2002-06005

08:39 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

002 CH

38.50

Inst # 2002-06005

STATE OF TN)

Shelby COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that ~~_____~~
~~_____~~ Mary Linda Cuddy 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 he/she/they
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of January, 2002.

Lina M. Bugdan
Notary Public:
My Commission Expires:

MY COMMISSION EXPIRES OCT. 19, 2002

Mary Linda Cuddy
Mary Linda Cuddy

I Gaylen Trounman am notarizing
the signature of Mary Linda Cuddy.

Gaylen Trounman
4-2-2008

Inst # 2002-06005

02/03/2002-06005
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 38.50