


\$245,000 Value

This instrument was prepared  
without benefit of a title search by:  
John W. Gant, Jr.  
Walston, Wells, Anderson & Bains, LLP  
505 North 20<sup>th</sup> Street, Suite 500  
Birmingham, AL 35203

Send Tax Notice To:  
Estate of Geoffrey M. Wilder  
Attention: James H. Livings  
P. O. Box 157  
Birmingham, AL 35201-0157

### WARRANTY DEED

  
20030106000008590 Pg 1/2 259.00  
Shelby Cnty Judge of Probate, AL  
01/06/2003 08:39:00 FILED/CERTIFIED

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) to the undersigned grantor, GMW INVESTMENTS, INC., an Alabama corporation (herein referred to as grantor), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto THE ESTATE OF GEOFFREY M. WILDER (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

#### PARCEL I.

A part of Lot 20, Original Plan of Town of Montevallo, descried as follows:

Begin on NW side of Main or Broad Street at the South corner of Store Lot, as formerly owned by M. P. Jeter and run in SW direction along NW side of Main Street 25 feet; thence NW and perpendicular to said Main Street 200 feet; thence NE and parallel to Main Street 25 feet; thence SE direction back to point of beginning on Main Street. Being situated in Shelby County, Alabama.

#### PARCEL II.

A building and lot located at 629 Main Street, formerly 21 South Main Street, Montevallo, AL 35115 more particularly described as: A part of lots 19 and 20 of the original plan of Montevallo, Alabama, beginning at a point on the NW side of Main Street (Main Street running perpendicular to Shelby Street and 56° E of N) 133 feet and 2 inches NE of the intersection of the NW side of Main Street and the NE side of Shelby Street; thence run NE along said Main street 25 feet; thence run NW, perpendicular to and away from said Main Street 150 feet; thence run SW and parallel to Main Street 25 feet; thence run SE, perpendicular to and toward said Main Street 150 feet to the point of beginning.

SUBJECT TO:

All easements, restrictions, set-back lines, rights-of-way, covenants, limitations and encumbrances of record affecting the property and ad valorem taxes for the 2003 tax year and all subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to said GRANTEE, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, Susan Wilder White, formerly known as Susan P. Wilder, who is authorized to execute this conveyance, has hereunto set its signature and seal, this 31st day of December, 2002.

GMW INVESTMENTS, INC.,  
an Alabama corporation

By: Susan Wilder White  
Susan Wilder White, formerly known  
as Susan P. Wilder  
Its President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in for said County and in said State, hereby certify that Susan P. White, formerly known as Susan P. Wilder, whose name as President of GMW Investments, Inc., an Alabama corporation, 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, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 31st day of December, 2002.

John W. Sant J.  
Notary Public  
My Commission Expires: 2-16-06