

This instrument was prepared
without benefit of a title search by:
John W. Gant, Jr.
Walston, Wells, Anderson & Bains, LLP
1819 Fifth Avenue North, Suite 1100
Birmingham, AL 35203

Send Tax Notice To:
Johnny Holsombeck
717-B Middle Street
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

Five thousand dollars (\$5,000.00)

That in consideration of ~~Ten Dollars (\$10.00)~~ to the undersigned grantor, THE ESTATE OF GEOFFREY M. WILDER, DECEASED (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 JOHNNY HOLSOMBECK, an individual resident of the State of Alabama (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, described 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 2004 tax year and all subsequent years.

TO HAVE AND TO HOLD, to the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, by its Executors, Susan Wilder White, formerly known as Susan P. Wilder, and James Livings, who are authorized to execute this conveyance, has hereunto set its signature and seal, this 2nd day of February, 2004.

ESTATE OF GEOFFREY M. WILDER, DECEASED

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

By: James H. Livings
James H. Livings
Its Executor

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 Wilder White, formerly known as Susan P. Wilder, whose name as Executor of ESTATE OF GEOFFREY M. WILDER, 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, in her capacity as such executor, executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of February, 2004.

Brenda L. Grecher
Notary Public

My Commission Expires: 12-5-2006

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in for said County and in said State, hereby certify that James H. Livings, whose name as Executor of ESTATE OF GEOFFREY M. WILDER, 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, in his capacity as such executor, executed the same voluntarily on the day of the same bears date.

Given under my hand this the 2nd day of February, 2004.

Brenda L. Tucker

Notary Public

My Commission Expires: 12-5-2006