

This instrument prepared by:
Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

SEND TAX NOTICE TO:
Mark Sellers
Misty Sellers
2404 Brook Run
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Two Hundred Seventy Eight Thousand dollars and Zero cents (\$278,000.00)** paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, **Geoffrey Scott Wilder and wife, Kimberly K. Wilder** (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto **Mark Sellers and Misty Sellers as joint tenants with rights of survivorship** (hereinafter Grantees), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 45, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

ALSO that portion of Lot 44, in said subdivision, more particularly described as follows:
Begin at the Northwest corner of Lot 44; thence run in a Southerly direction along the West line of said lot for a distance of 65 feet; thence turn an angle to the left of 68°00' and run in a Southeasterly direction for a distance of 70.94 feet; thence turn an angle to the left of 18°29'11" and run in a Southeasterly direction for a distance of 21 feet; thence turn an angle to the left of 136°33'35" and run in a Northwesterly direction for a distance of 127.07 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$222,400.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

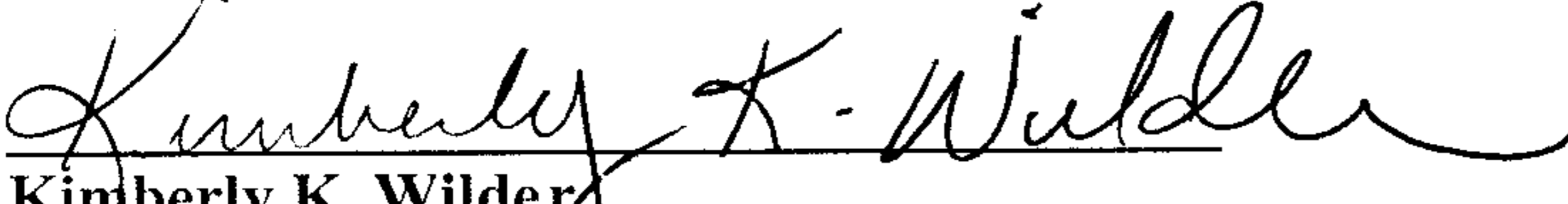
TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on **30th day of June, 2010.**




Geoffrey Scott Wilder



Kimberly K. Wilder

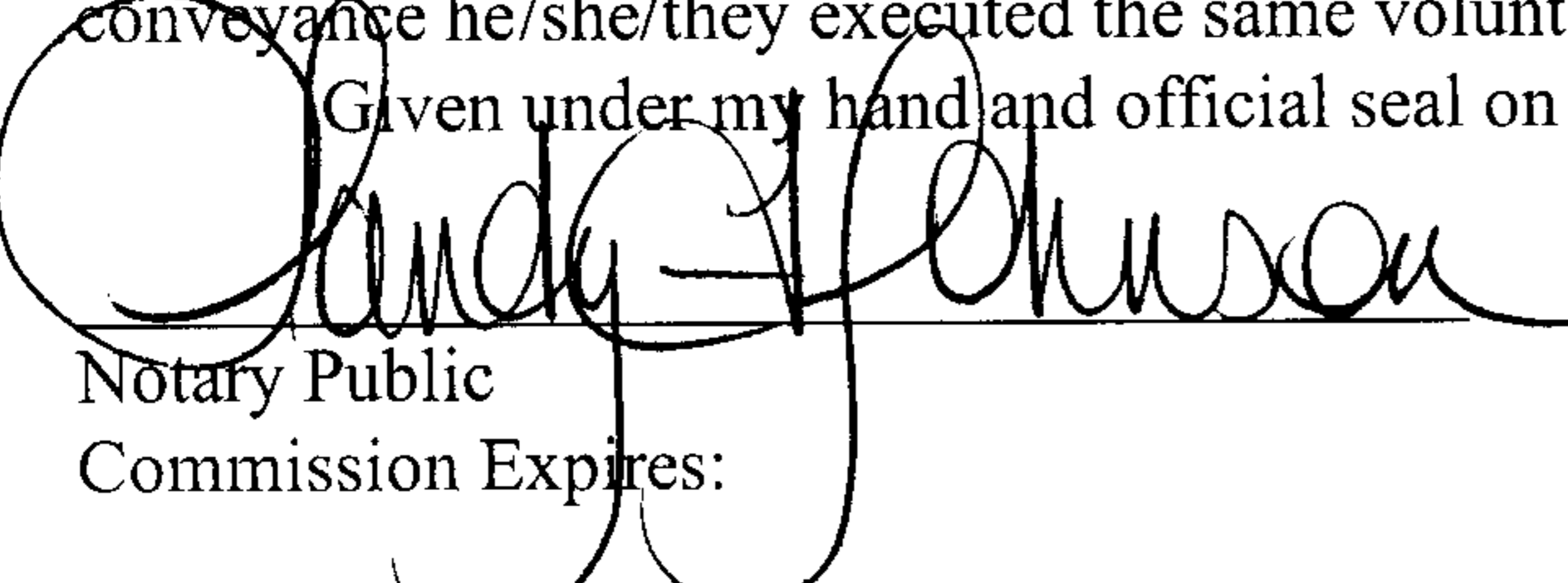
STATE OF ALABAMA)
JEFFERSON COUNTY)


20100708000217380 1/1 \$68.00
Shelby Cnty Judge of Probate, AL
07/08/2010 01:42:32 PM FILED/CERT

Shelby County, AL 07/08/2010
State of Alabama
Deed Tax : \$56.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Geoffrey Scott Wilder and Kimberly K. Wilder** 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 on **30th day of June, 2010.**



Notary Public
Commission Expires:

