

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: John Wilder
171 Ridge Ln
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty Five Thousand dollars and Zero cents (\$125,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gary E. Carter, a married man and Larry Kent, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto John Wilder and Peggy Wilder (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2010 and subsequent years, easements, restrictions, rights of way, and permits of record.

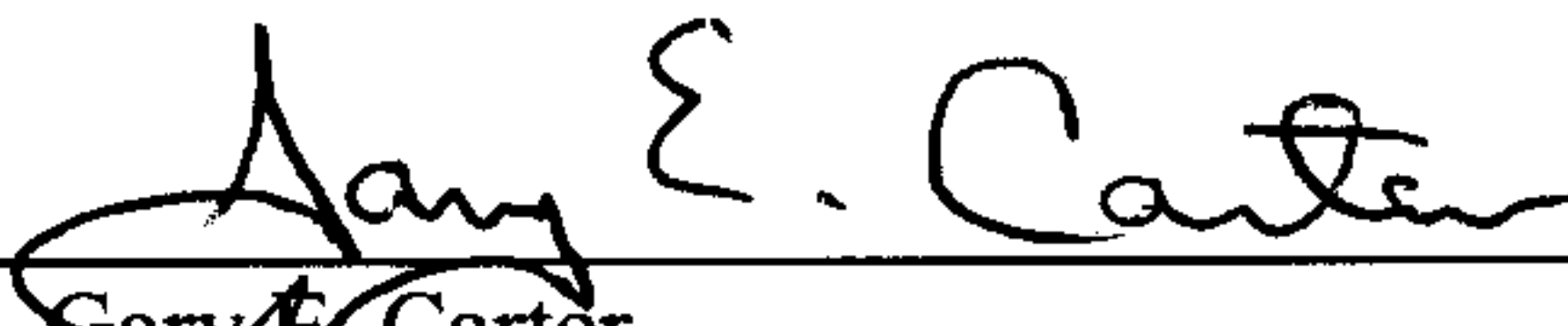
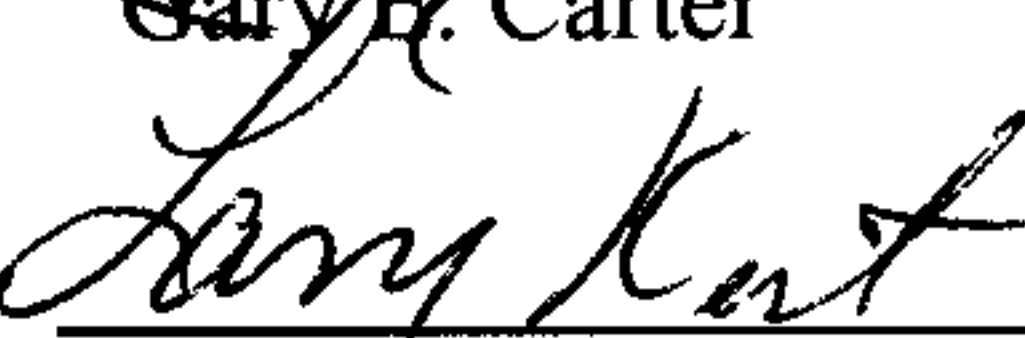
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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 the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 2nd day of August, 2010.

_____ (Seal)	 _____ Gary E. Carter	_____ (Seal)
_____ (Seal)	 _____ Larry Kent	_____ (Seal)
_____ (Seal)	_____	_____ (Seal)
		_____ (Seal)

STATE OF ALABAMA

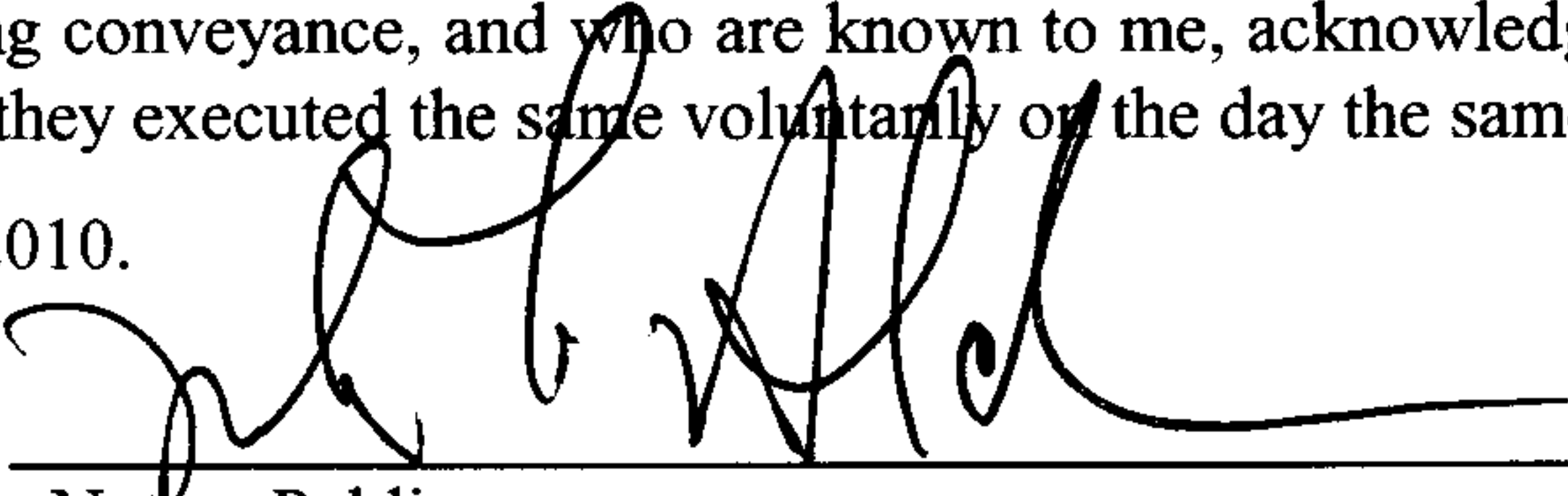
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary E. Carter, a married man and Larry Kent, a married man whose names 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 2nd day of August, 2010.

My Commission Expires: 10-16-12



Notary Public

Shelby County, AL 08/16/2010
State of Alabama
Deed Tax : \$125.00


20100816000261350 1/2 \$140.00
Shelby Cnty Judge of Probate, AL
08/16/2010 01:32:51 PM FILED/CERT

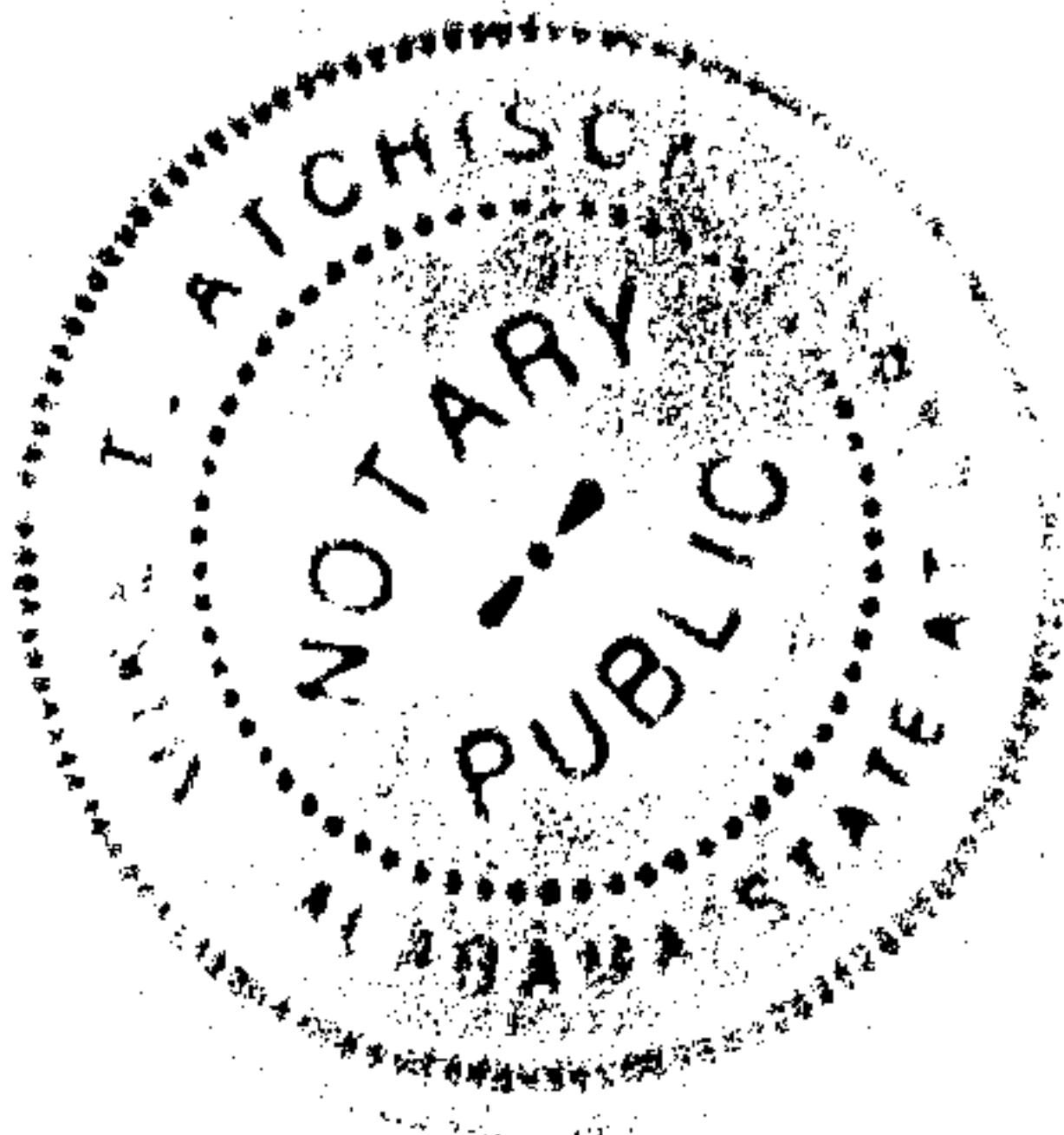


EXHIBIT A

Commence at the NE corner of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama; thence South 89 degrees 51 minutes 12 seconds West, a distance of 400.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 764.51 feet; thence South 00 degrees 02 minutes 55 seconds West, a distance of 421.00 feet; thence South 33 degrees 10 minutes 02 seconds West, a distance of 51.96 feet; thence South 45 degrees 55 minutes 57 seconds East, a distance of 335.06 feet; thence North 47 degrees 57 minutes 28 seconds East, a distance of 193.15 feet; thence South 88 degrees 15 minutes 44 seconds East, a distance of 42.18 feet; thence North 19 degrees 45 minutes 04 seconds East, a distance of 97.50 feet; thence North 23 degrees 20 minutes 22 seconds East, a distance of 58.85 feet; thence South 89 degrees 30 minutes 02 seconds East, a distance of 196.55 feet; thence North 14 degrees 57 minutes 11 seconds East, a distance of 442.30 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 14, 2010.

