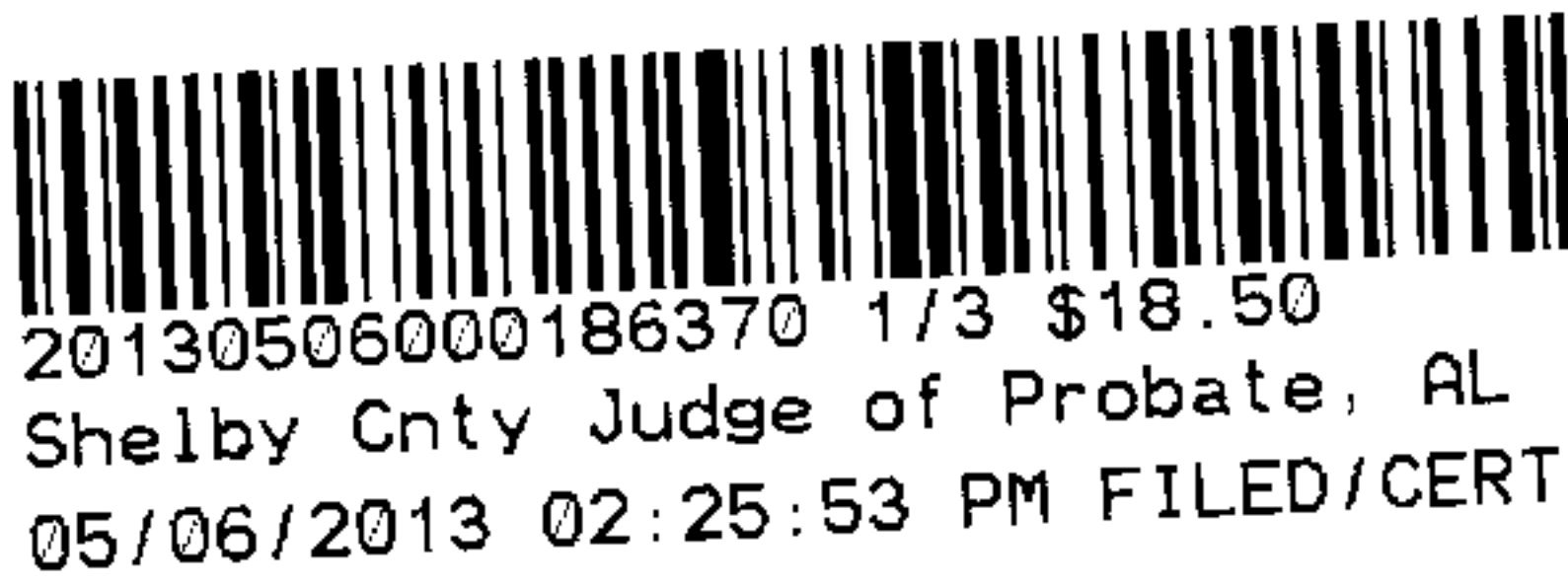


This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Kenneth G. Varley
171 Ridge Lane
Shelby, AL 35143

WARRANTY DEED



STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of ONE dollar. and Zero cents (\$1.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John W. Wilder and wife, Peggy J Wilder (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kenneth G. Varley (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

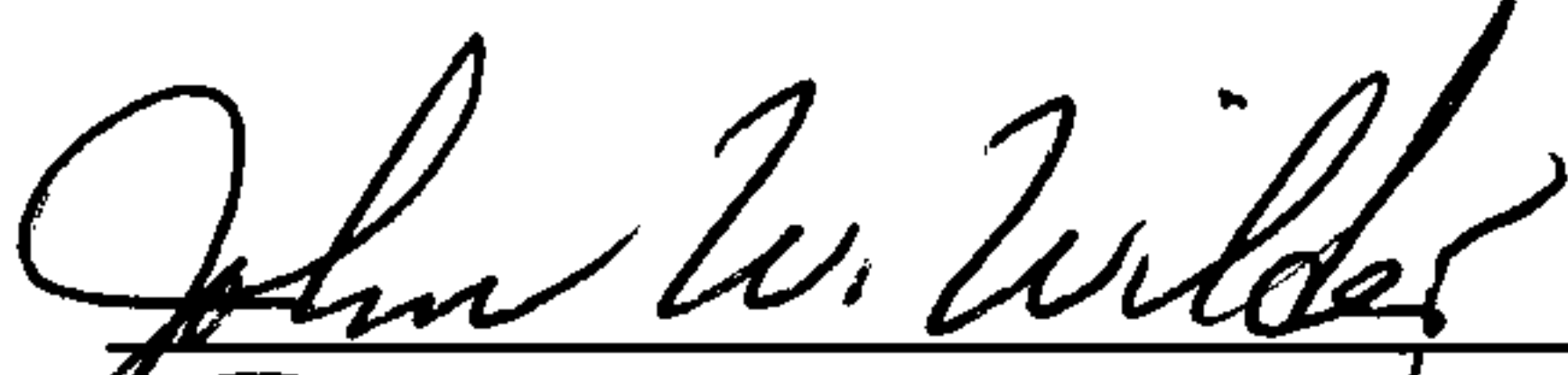
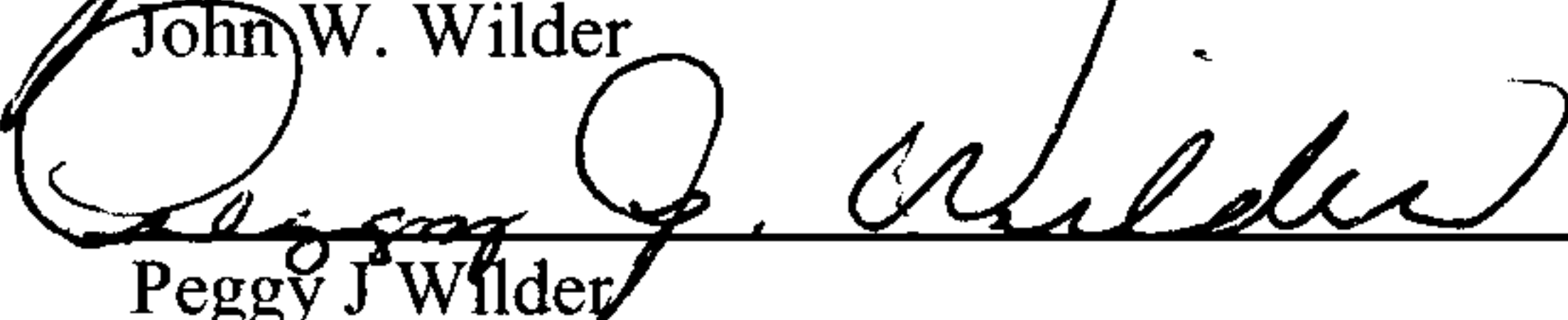
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day April, 2013.

_____	(SEAL)		(SEAL)
_____	(SEAL)	John W. Wilder	
_____	(SEAL)		(SEAL)
_____	(SEAL)	Peggy J Wilder	
_____	(SEAL)	_____	(SEAL)
		_____	(SEAL)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that John W. Wilder and Peggy J Wilder 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 30th day of April, 2013.

My Commission Expires: 10-4-16



Notary Public

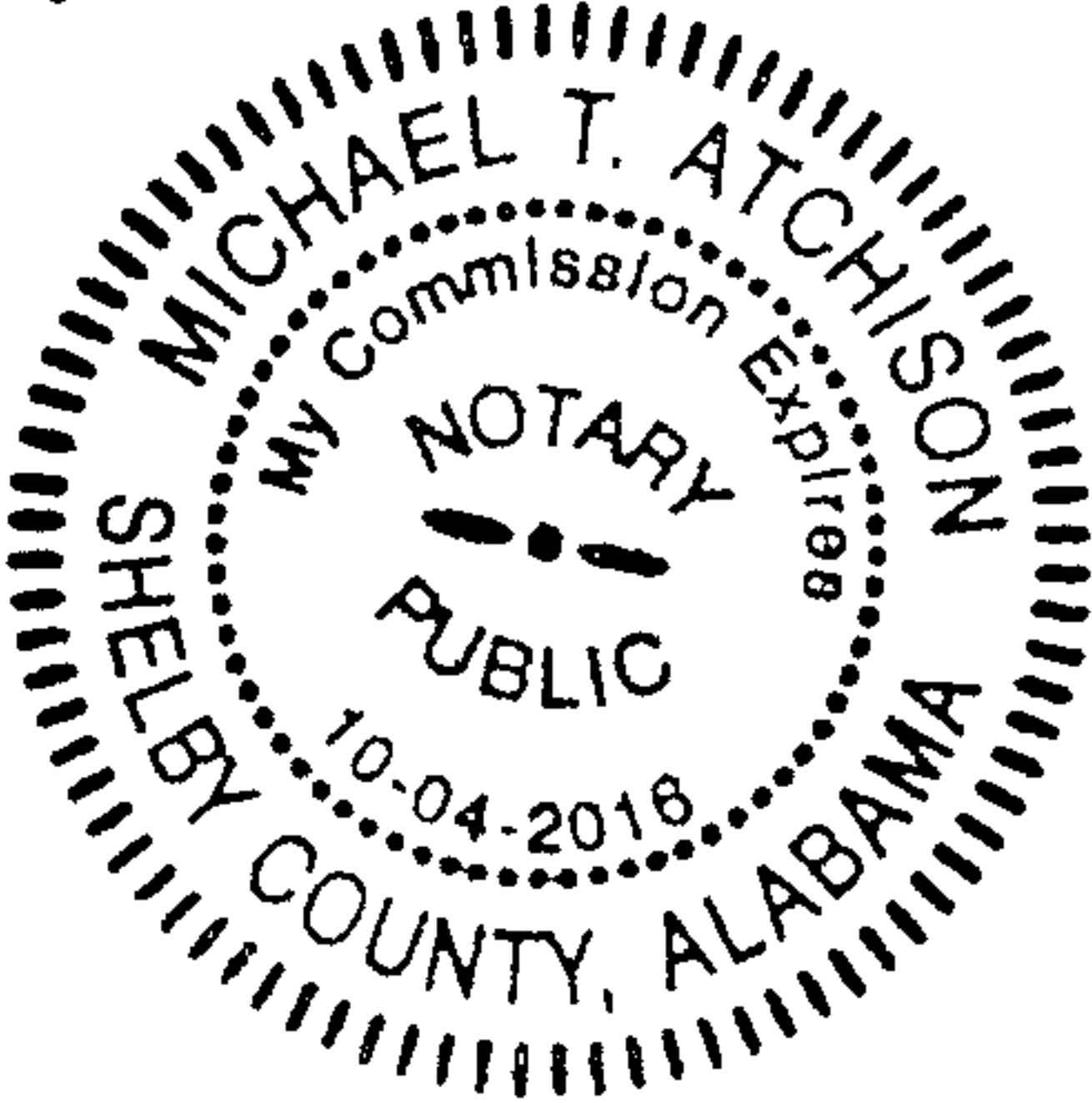


EXHIBIT A
LEGAL DESCRIPTION

A Parcel of land located in the North 1/2 of Section 36, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of Lot 2 of Wildwood Shores, 4th Sector, as recorded in Map Book 16, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°53'54"E along the North line of said Section, a distance of 1378.26' to a point on the Northerly R.O.W. line of Ridge Lane, said point also being the beginning of a curve to the right, having a radius of 379.26, a central angle of 01°07'23", and subtended by a chord which bears S67°11'45"W, and a chord distance of 7.43'; thence along the arc of said curve and said R.O.W. line, a distance of 7.43'; thence S67°45'26"W and along said R.O.W. line, a distance of 190.68' to the beginning of a curve to the left, having a radius of 193.70, a central angle of 42°14'56", and subtended by a chord which bears S46°38'04"W, and a chord distance of 139.62'; thence along the arc of said curve and said R.O.W. line, a distance of 139.62'; thence S25°30'36"W and along said R.O.W. line, a distance of 94.90' to the beginning of a curve to the right, having a radius of 189.65, a central angle of 48°57'25", and subtended by a chord which bears S49°59'18"W, and a chord distance of 157.16'; thence along the arc of said curve and said R.O.W. line, a distance of 162.05'; thence S74°28'00"W and along said R.O.W. line, a distance of 314.46' to the beginning of a curve to the right, having a radius of 127.69, a central angle of 60°10'05", and subtended by a chord which bears N75°32'37"W, and a chord distance of 128.01'; thence along the arc of said curve and said R.O.W. line, a distance of 134.09'; thence N46°06'06"W and along said R.O.W. line, a distance of 105.07' to the beginning of a curve to the left, having a radius of 181.79, a central angle of 20°29'37", and subtended by a chord which bears N56°20'54"W, and a chord distance of 64.68'; thence along the arc of said curve and said R.O.W. line, a distance of 65.02'; thence N51°03'16"W and leaving said R.O.W. line, a distance of 483.04' to the POINT OF BEGINNING.

Said Parcel containing 7.90 acres, more or less.

ALSO AND INCLUDING a 15' Ingress/egress and Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

BEGIN at the NE Corner of Lot 2 of Wildwood Shores, 4th Sector, as recorded in Map Book 16, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama; thence S51°03'16"E, a distance of 117.72' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N70°32'28"E, a distance of 16.04'; thence N63°40'56"E, a distance of 79.39'; thence N72°36'19"E, a distance of 42.75' to the beginning of a curve to the right, having a radius of 82.00, a central angle of 96°59'53", and subtended by a chord which bears S58°53'44"E, and a chord distance of 122.83'; thence along the arc of said curve, a distance of 138.83'; thence S10°23'48"E, a distance of 146.47'; thence S22°43'05"E, a distance of 85.58' to the POINT OF ENDING OF SAID CENTERLINE

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>John Wilder</u>	Grantee's Name	<u>Kenneth Varley</u>
Mailing Address	<u>P.O. Box 133</u> <u>Helena AL 35080</u>	Mailing Address	<u>7191 Cahaba Valley Rd</u> <u>B'ham AL 35242</u>
Property Address	<u>Vacant Land</u>	Date of Sale	<u>4-30-13</u>
		Total Purchase Price \$	<u>1.00</u>
		Or	
		Actual Value \$	
		Or	
		Assessors Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date	<u>4-30-13</u>	Print	<u>John W. Wilder</u>
Unattested		Sign	<u>[Signature]</u>
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	<u>Grantor</u>