

**20190221000056210**  
**02/21/2019 03:21:16 PM**  
**DEEDS 1/3**

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza, Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Charles A. Wilder  
1290 Hwy. 49  
Columbiana, AL 35051  
(which is also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of                      Six Hundred Twenty-Five Thousand and No/100 ---  
----- (\$625,000.00) Dollars  
(as evidenced by closing statement)

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we,

Susan Layfield Curtin, Trustee of the Thomas J. Curtin Revocable Trust, residuary beneficiary of the  
Estate of Thomas J. Curtin, deceased, Probate Case #18BHM0194, Jefferson County, Alabama and  
Susan Layfield Curtin, Personal Representative of the Estate of Thomas J. Curtin, deceased,  
Probate Case #18BHM0194, Jefferson County, Alabama  
(whose address is: 2931 Surrey Road, Birmingham, AL 35223-1214)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Charles A. Wilder and Linda Masone Wilder  
(whose address is the property address)

(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 attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

\$ 300,000.00 of the purchase price recited above was paid from 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, I have hereunto set my hand(s) and seal(s), this 19th day of February, 2019.

Susan Layfield Curtin TR (Seal)  
Susan Layfield Curtin, Trustee

Susan Layfield Curtin PR (Seal)  
Susan Layfield Curtin,  
Personal Representative

STATE OF ALABAMA       )  
  )  
JEFFERSON COUNTY       )

Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

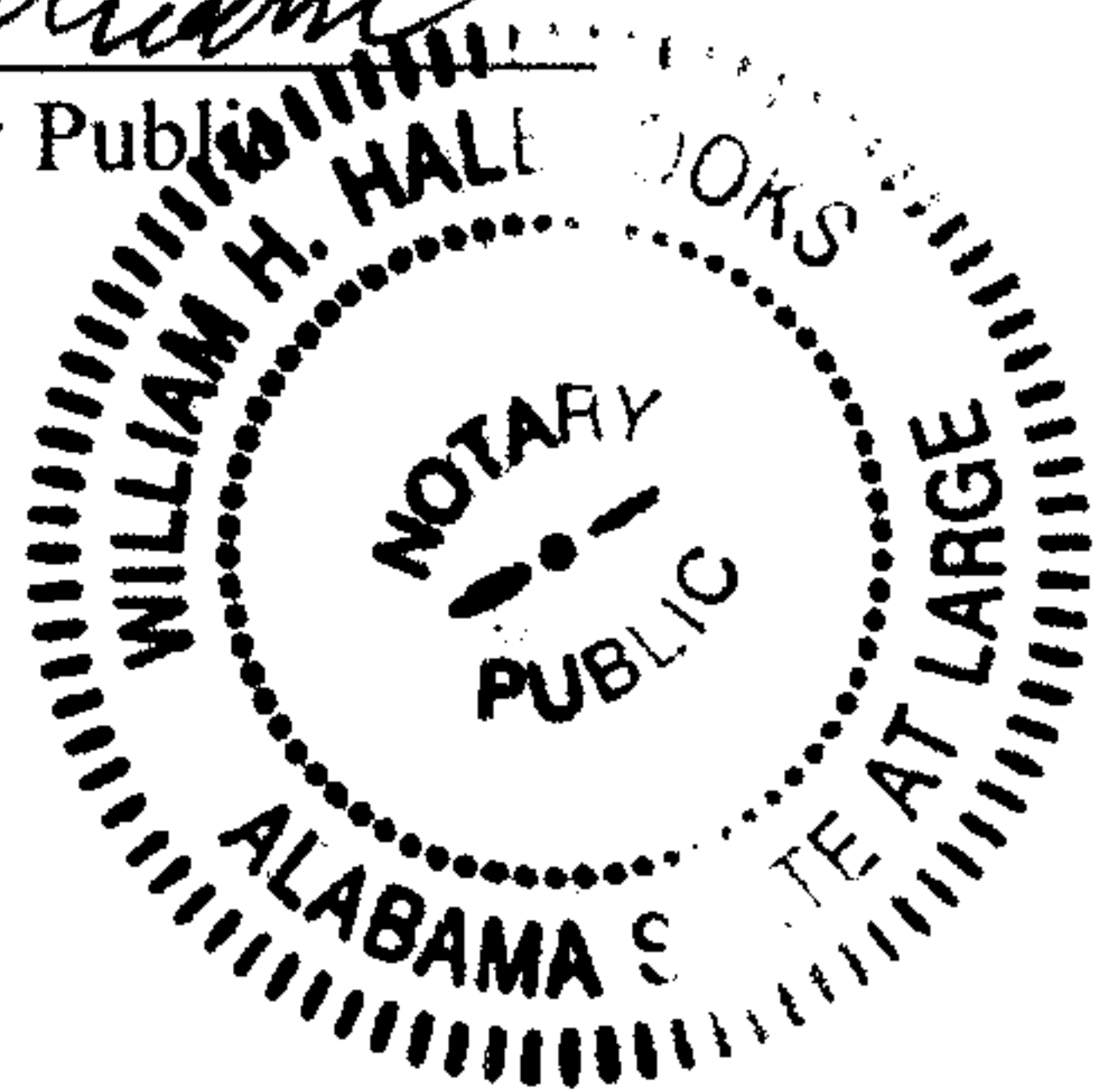
Susan Layfield Curtin, as Trustee of the Thomas J. Curtin Revocable Trust, residuary beneficiary of the  
Estate of Thomas J. Curtin, deceased, Probate Case #18BHM0194, Jefferson County, Alabama and  
Susan Layfield Curtin, as Personal Representative of the Estate of Thomas J. Curtin, deceased,  
Probate Case #18BHM0194, Jefferson County, Alabama

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  
Trustee and Personal Representative executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February, A.D., 2019.

My Commission Expires: 4/21/20

William H. Halbrooks  
William H. Halbrooks Notary Public



**Exhibit "A"**

**Attached Legal Description**

**Parcel I**

A parcel of land in the Northeast Quarter of Section 6, Township 21 South, Range 1 East, being the same land described in a deed to Charles and Marty McNeillie, recorded in Instrument Number 1995-545, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

The North half of the northwest Quarter of the Northeast Quarter of said Section 6; The Northeast Quarter of the Northeast Quarter of said Section 6, less and except a 10 foot strip off of the South 660 feet of the East end; The North 396 feet of the Southeast Quarter of the Northeast Quarter of said Section 6. Less and Except a 10 foot strip off of the East End. Situated in Shelby County, Alabama.

**Parcel II**

From the SE corner of the NW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 6, Township 21 South, Range 1 East, proceed North along the East line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 306.53 feet to the point of beginning; thence proceed in the same direction for a distance of 358.12 feet; thence turn an angle of 90 degrees 15 minutes 00 seconds to the left and proceed for a distance of 1302.32 feet to the East right of way line of Shelby County Hwy. No. 49; thence turn an angle of 89 degrees 17 minutes 09 seconds to the left and proceed South along said right of way for a distance of 122.74 feet; thence turn an angle of 00 degrees 24 minutes 46 seconds to the left and proceed along said right of way for a distance of 49.44 feet; thence turn an angle of 90 degrees 18 minutes 05 seconds to the left and proceed for a distance of 420.00 feet; thence turn an angle of 90 degrees 18 minutes 05 seconds to the right and proceed for a distance of 186.01 feet; thence turn an angle of 90 degrees 18 minutes 20 seconds to the left and proceed for a distance of 883.52 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/21/2019 03:21:16 PM  
\$348.00 CHERRY  
20190221000056210

*Allen S. Bayl*