

**SEND TAX NOTICE TO:**

John Paul Wilder  
35679 Millville Road  
Middleburg, VA 20117

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
**TITLE NOT EXAMINED**

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **NINETY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$98,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Wilder and Valarie Wilder, husband and wife**, whose address is 185 Birmingham Street, Montevallo, AL 35115 (hereinafter "Grantor", whether one or more), by **John Paul Wilder**, whose address is 35679 Millville Road, Middleburg, VA 20117 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **John Paul Wilder**, the following described real estate situated in Shelby County, Alabama, **the address of which is 195 Birmingham Street, Montevallo, AL 35115 to-wit:**

**A part of Lot 15, Block 1, according to the Survey of Birmingham Junction, made by J. E. Bozeman, as recorded in Deed Book 14 page 239, in the Probate Office of Shelby County, Alabama, described as follows: Commence at the Northeast corner of Lot 15, Block 1, Birmingham Junction, as recorded in Deed Book 14 page 239, in the Office of the Judge of Probate of Shelby County, Alabama and run South along the East line of said Lot 15 for a distance of 236.89 feet to the point of beginning; thence continue along last described course a distance of 173.71 feet to the North boundary of Birmingham Street; thence right 87 degrees 49 minutes 35 seconds and run Westerly along Birmingham Street 140.03 feet; thence right 90 degrees 11 minutes 24 seconds and run Northerly leaving said Street for a distance of 171.00 feet; thence right 88 degrees 47 minutes 45 seconds and run Easterly 146.07 feet to the point of beginning.**

This deed has been prepared without the benefit of a title search and without a survey. Title insurance was not issued in connection with this deed. Preparer has prepared this deed as scrivener only, having prepared it with information supplied by the Grantor and Grantee herein.

SOURCE OF TITLE: Instrument No. 20200916000415540

**SUBJECT TO:**

Current taxes, all matters of public record, including, but not limited to, covenants, conditions, encumbrances, encroachments, easements, rights of way, set back lines, limitations, restrictions of record, and other matters which may be viewed by observation.

Joint Driveway Agreement recorded in Book 322 page 238.

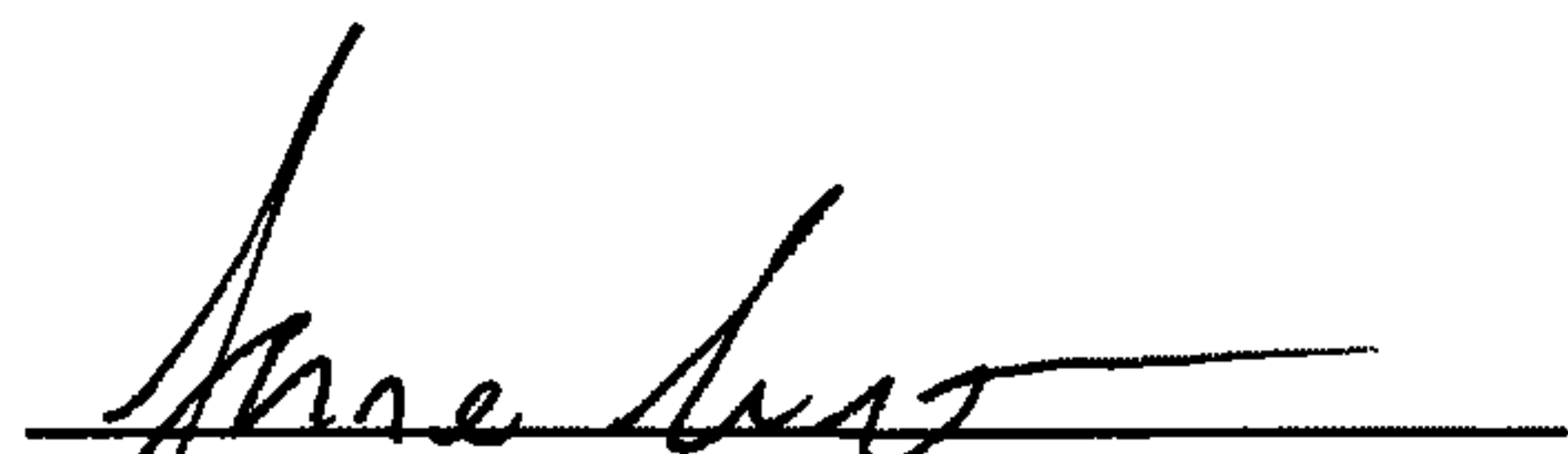
Encroachment of asphalt drive, onto and/or off of the land as shown on the survey dated August 8, 2003 by Rodney Y. Shiflett.


Easements as shown and recorded in Book 322 page 240.

Mining and mineral rights excepted.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 15th day of October, 2024.

  
**James Wilder**

  
**Valarie Wilder**

STATE OF ALABAMA  
COUNTY OF SHELBY

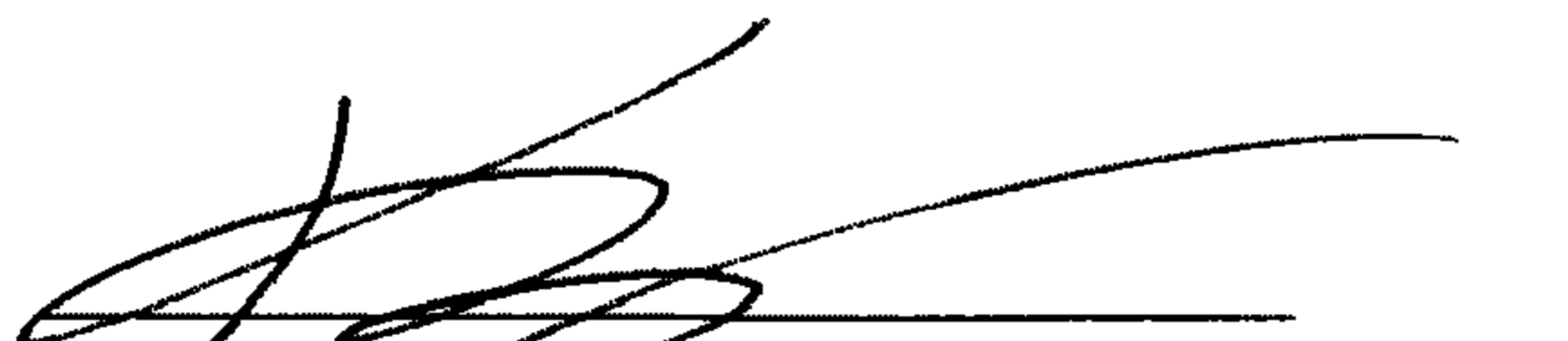


Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/15/2024 11:54:01 AM  
\$123.50 PAYGE  
20241015000323380

*Allie S. Boyd*

I, the undersigned Notary Public in and for said County and State, hereby certify that **James Wilder and Valarie 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 15th day of October, 2024.

  
Notary Public  
Print Name: **Kenneth B. St. John**  
My Commission Expires: **10/13/2026**

