

This instrument was prepared by

Send Tax Notice To: Charles Neill Wells
name

(Name) HOLLIMAN, SHOCKLEY, & KELLY, ATTYS
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

1092 ALPINE WAY
address
PELHAM, AL. 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY FIVE THOUSAND AND NO/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

Mary B. Page, an unmarried woman and Virginia Lee Page, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Neill Wells and Gertrude Theresa Wells

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 17, Sector 2, Spring Garden Estates, as recorded in Map Book 5, page 12, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years;
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any.

The property conveyed herein does not constitute the homestead of Mary B. Page.

The property conveyed herein does constitute the homestead of Virginia Lee Page.

VA LEE PAGE IS ONE AND THE SAME AS VIRGINIA LEE PAGE.

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 hand(s) and seal(s), this 9th day of April, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Mary B. Page (Seal)
Mary B. Page

Virginia Lee Page (Seal)
Virginia Lee Page

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mary B. Page, an unmarried woman and Virginia Lee Page, an unmarried woman 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 9th day of April, A. D., 1993

OFFICIAL SEAL
JOHN R. HOLLIMAN
NOTARY PUBLIC FOR
STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES 8-29-94