

WARRANTY DEED

SEND TAX NOTICE TO:

Gary R. Burgett

20 1st Avenue

Shelby, Alabama 35143

Inst # 1993-26294

THIS INSTRUMENT PREPARED BY:

Claude McCain Moncus, Esq.

CORLEY, MONCUS & WARD, P.C.

2100 SouthBridge Parkway, Suite 650

Birmingham, Alabama 35209

(205) 879-5959

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Nine Thousand and 00/100 Dollars (\$29,000.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, L. C. Wells and wife, Ruehannah Wells (herein referred to as Grantors) do grant, bargain, sell and convey unto Gary R. Burgett, an unmarried person (herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lots 1, 2, 11 and 12, in Block No. 3, of Pine Grove Camp, according to the survey of said Pine Grove Camp, a map of which is on file in the Probate Office of Shelby County, Alabama in map Book 4, Page 8 and being situated in the SE 1/4 of the SE 1/4 of Section 12, Township 24 North, Range 14 East, Shelby County, Alabama; being situated in Shelby County, Alabama;

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record and Ad Valorem Taxes for the year 1993, which said taxes are not due and payable until October 1, 1993.

\$26,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs and assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) 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 said Grantee(s), his/her/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 heirs, executors and administrators shall, warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of August, 1993.

L. C. Wells (Seal)
L. C. Wells

Ruehannah Wells (Seal)
Ruehannah Wells

08/31/1993-26294
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE


002 MCD 14.00

State of Alabama

Jefferson County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that L. C. Wells and wife, Ruehannah Wells, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of August, 1993.



Notary Public

(SEAL)

My commission expires: 12/28/95

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SHELBY COUNTY JUDGE OF PROBATE
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