

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Thomas L. Foster, Attorney

ADDRESS 1201 N. 19th St., B'ham, AL 35234

Jerry L. Bess

141 Sunbeam

Alabam, AL 35001

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --One Hundred Forty Five Thousand and 00/100---(\$145,000.00) DOLLARS.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Kevin Wayne Wales and wife, Michelle Marie Wales

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jerry L. Bess

(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 12, according to the Survey of Apache Ridge, Sector 5, as recorded in Map Book 17, page 62, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

Inst # 1996-15596

05/13/1996-15596
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 153.50

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 6th day of February, 1996.

(Seal)

Kevin Wayne Wales
Kevin Wayne Wales

(Seal)

(Seal)

Michelle Marie Wales
Michelle Marie Wales

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin Wayne Wales and wife, Michelle Marie Wales, 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 6th day of February, A. D., 1996.