

PREPARED BY:
Richard W. Bell, P.C.
4956 Valleydale Rd., Ste. 103
Birmingham, Alabama 35242

117,500.00
SEND TAX NOTICE TO:
Edwin A. Wells
Martha M. Lombard Wells
6813 40th Avenue
University Park, MD 20782

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN and no/100 DOLLARS (\$10.00)** to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **MARTHA LOMBARD WELLS F/K/A MARTHA M. LOMBARD**, a married woman, (herein referred to as the Grantor), do grant, bargain, sell and convey unto **MARTHA LOMBARD WELLS** and husband, **EDWIN A. WELLS**, (herein referred to as the Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, in Block 3, according to the Survey of Applecross, as recorded in Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama. The property address being 5050 Wagon Trace, Birmingham, Alabama 35242.

Subject to easements, restrictive covenants and ad valorem taxes of record.

**THIS DEED HAS BEEN PREPARED FROM INFORMATION PROVIDED BY THE PARTIES.
NO TITLE DOCUMENTS WERE EXAMINED.**

TO HAVE AND TO HOLD, unto the said Joint Grantees as joint tenants with right of survivorship. And we do, for us and for our heirs, executors and administrators, covenant with the Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seals, this 29th day of July, 2008.

Martha Lombard Wells
**MARTHA LOMBARD WELLS
F/K/A MARTHA M. LOMBARD**

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARTHA LOMBARD WELLS F/K/A MARTHA M. LOMBARD**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of July, 2008.

Linda L. Powell
Linda L. Powell, Notary Public
My Commission Expires: 10/27/08

20080916000367940 1/1 \$128.50
Shelby Cnty Judge of Probate, AL
09/16/2008 03:33:04PM FILED/CERT

Shelby County, AL 09/16/2008
State of Alabama

Deed Tax: \$117.50