

~~W. B. ROBERTSON~~

~~G. H. ROBERTSON, III~~  
704 Massey Building  
Birmingham, Ala.

WARRANTY DEED

STATE OF ALABAMA )

5440

SHELBY COUNTY )

See Mtg 339-88

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixteen Thousand and no/100 (\$16,000.00) Dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we C. W. Wells and wife Grace K. Wells (herein referred to as grantors) do grant, bargain, sell and convey unto Steve Mihalic, Catherine Mihalic and Melanie T. Grebeldinger (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

PARCEL I.

The North 332.65 feet of the following described land: Begin at the Northwest corner of Northwest quarter, Section 22, Township 21 South, Range 3 West and run thence South along the West line of said quarter-quarter section 1324.44 feet to the Southwest corner thereof; thence run an angle of 88 degrees 54 minutes to the left and run East along the South line of said quarter-quarter section 418.77 feet to an iron pipe; thence turn an angle of 27 degrees 27 minutes 40 seconds to the left and run 266.93 feet to an iron pipe located on the West line of a 20 foot dirt road; thence turn an angle of 62 degrees 45 minutes to the left and run along the West line of said dirt road 1197.79 feet to the North line of said quarter-quarter section; thence turn an angle of 87 degrees 46 minutes 20 seconds to the left and run West along the North line of said quarter-quarter section a distance of 654.73 feet to the point of beginning.

Situated in Shelby County, Alabama.

PARCEL II.

Commence at the Northwest corner of the NW 1/4 of NW 1/4 of Section 22, Township 21 South, Range 3 West, and run thence South along the West line of said quarter-quarter section 332.65 feet to the point of beginning; thence continue in the same direction South 200 feet to a point; thence East and parallel with the North line of said Section 22 a distance of 654.73 feet to the West line of a dirt road; thence run North along the West line of said dirt road a distance of 200 feet, more or less, to the Southeast corner of the C. W. and Grace K. Wells tract of land; thence run West along the South line of said Wells tract of land 654.73 feet, more or less, to the point of beginning; situated in Shelby County, Alabama. Subject to: taxes due October 1st, next; right-of-way to Shelby County for road as recorded in Volume 245, Page 274 in the Probate Office of Shelby County, Alabama. Rights of ways granted Alabama Power Company as recorded in Volume 151, Page 122, and Volume 221, Page 653 in said Probate Office.

\$8,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said 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.



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IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29<sup>th</sup> day of April, 1974.

C W Wells (SEAL)  
C. W. Wells

Grace K Wells (SEAL)  
Grace K. Wells

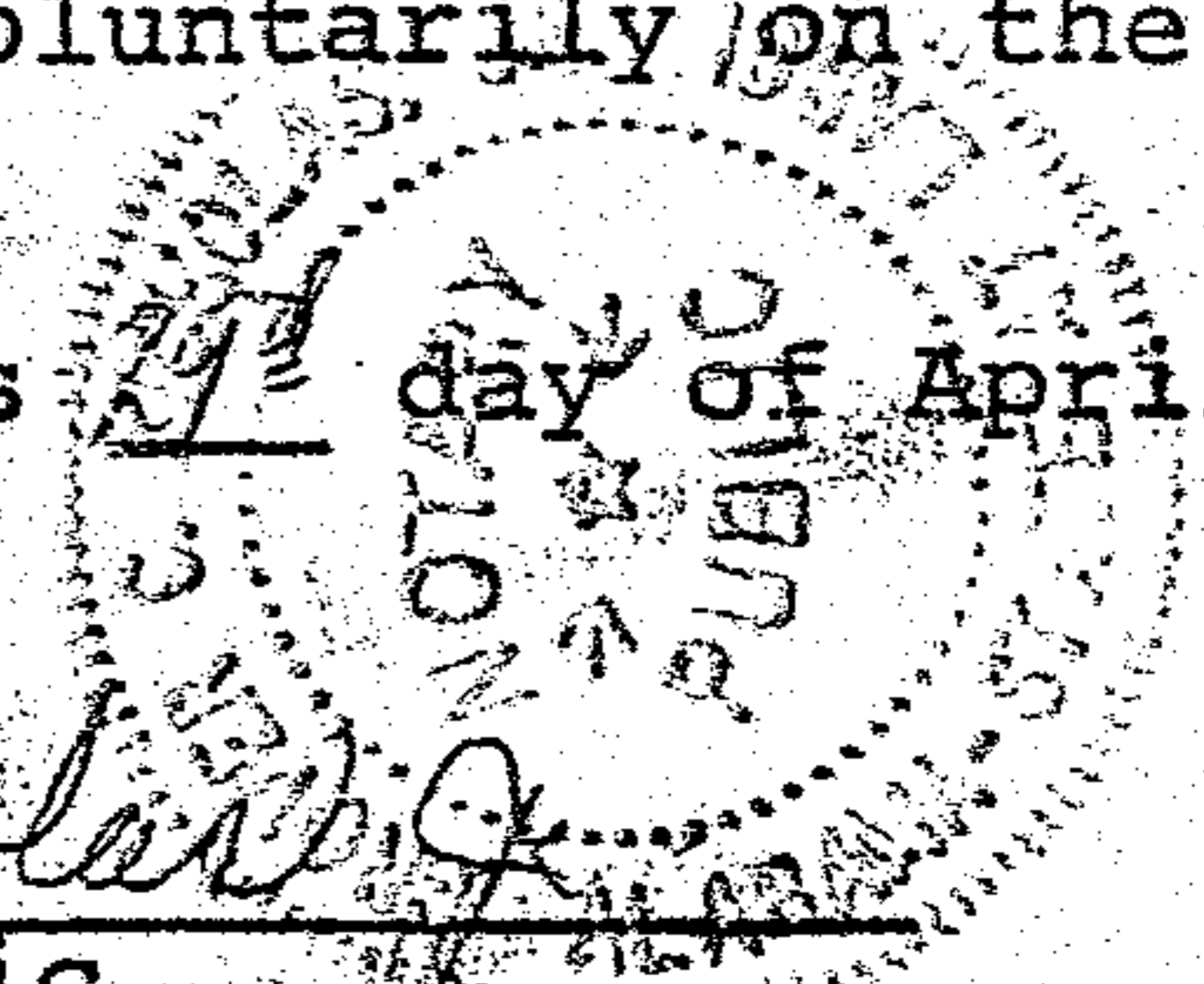
STATE OF ALABAMA )  
JEFFERSON COUNTY )

General Acknowledgment

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

Given under my hand and official seal this 29 day of April, 1974.

Grover C. Nicholard  
Notary Public  
*My commission expires 10/21/74*



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Shelby Cnty Judge of Probate, AL  
05/10/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
*Recd July 8, 00*  
1974 MAY 10 AM 9:34  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
*Carol M. ...*  
JUDGE OF PROBATE

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