

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

7/32

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Ted Wayne Wells and wife, Betty Wells; Phillip Ralph Wells and wife, Antionette Wells; and John Richard Wells, a married man whose wife is a non-resident of the State of Alabama.

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

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

Lots 12, 13, 14, 1, 2, and 3 of Block 57, according to J. H. Dunstan's
Map of the Town of Calera, Alabama.



19750822000045460 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/22/1975 12:00:00 AM FILED/CERT

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 AUG 22 PM 3:34
JUDGE OF PROBATE
C. J. M. M. M.

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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 22 day of Aug, 1975.

Ted Wayne Wells (Seal)
Betty Wells (Seal)
John Richard Wells (Seal)

Phillip Ralph Wells (Seal)
Antionette Wells (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, G. F. the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted Wayne Wells, Betty Wells, Phillip Ralph Wells, Antionette Wells & John Richard 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 22 day of Aug, A. D. 1975

Notary Public
My Commission Expires Nov. 2, 1979