

This instrument was prepared by

(Name) W. Eason Mitchell, Attorney

(Address) P. O. Box 550, Calera, Alabama 35040

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten dollars (\$10.00) 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, John Richard Wells

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

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

Lots 4 and 5, Block 57, according to J. H. Dunstan's Map of the Town
of Calera, Alabama.

BOOK 299 PAGE 293

19760614000054740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUN 14 PM 1:09
Doak J. S.
C. M. J. S.
JUDGE OF PROBATE

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, I have hereunto set my hands(s) and seal(s), this 11 day of JUNE, 1976

(Seal)

(Seal)

(Seal)

John A. Wells

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgment

I, Joan S. McMillan, a Notary Public in and for said County, in said State, hereby certify that John Richard Wells whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of JUNE, A. D., 1976

Joan S. McMillan

Notary Public