

This instrument was prepared by

(Name) W. Eason Mitchell, Attorney

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

5497
Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

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 where of is acknowledged, I or we,

Philip Ralph Wells and wife, Antoinette Wells

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

John Richard Wells

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

Lots 8 and 9, Block 57, according to J. H. Dunstan's Map of the Town of Calera, Alabama.

19760614000054850 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 1:00
Deed Book 58
Came of my office
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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11 day of JUNE, 1976

(SEAL) Philip R. Wells (SEAL)

(SEAL) Antoinette Wells (SEAL)

(SEAL) (SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, Joan S. McMillan
in said State, hereby certify that Philip Ralph Wells

a Notary Public in and for said County,

whose name(s) 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

Form ALA-30

Notary Public