

This instrument prepared by BEAVERS, MAY and [redacted] IYS
(Name) Gail W. Humber ATTORNEYS PROFESSIONAL ASSOCIATION
(Address) 1122 NORTH 22ND STREET
BIRMINGHAM, ALABAMA 35234

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama
STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$79,400.00) Seventy-nine Thousand Four Hundred and no/100-----DOLLARS

to the undersigned grantor, Barrett Builders, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Robert Bruce Wells and Virginia Ann Wells

(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:

Lot 140, according to the map and survey of Chandalar South-Third Sector,
as recorded in Map Book 6, Page 68, in the Probate Office of Shelby County,
Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and there-
after. (2) Easement and building line as shown by recorded plat. (3) Right
of Way to Alabama Power Company as recorded in Volume 297, Page 790, in the
Probate Office of Shelby County, Alabama. (4) Restrictions as recorded in
Misc. Volume 15, Page 106, in the said Probate Office. (5) Protective
covenants as recorded in Misc Volume 14, Page 12, in the said Probate Office.

\$71,400.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

BOOK 306 PAGE 877

19770728000077680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/28/1977 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUL 28 AM 9 28
Jesse Lee 8.00
Thorne C. [unclear] 1.50
JUDGE OF PROBATE Rec. 1.00
Ind. 10.50
Dec mty 367-736

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, except as stated above

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~President~~ Secretary-Treasurer, Morene B. Donnelly,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of July 19 77

ATTEST: BARRETT BUILDERS, INC.
By Morene B. Donnelly
Morene B. Donnelly
Secretary-Treasurer

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Morene B. Donnelly
whose name as ~~President~~ Secretary-Treasurer of Barrett Builders, Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 22nd day of July 19 77
[Signature]
Notary Public