

This instrument prepared by
(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051 4513

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 & 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; John Richard Wells, a single man

(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), their undivided interests in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, and 3, in Block 9, as per J. H. Dunstan's Survey and Map of Calera, Alabama, and situated in the SE 1/4 of NW 1/4 of Section 21, Township 22, Range 2 West, situated in Shelby County, Alabama.

BOOK 308 PAGE 995



19771121000125000 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/21/1977 12:00:00AM FILED/CERT

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 GRANTEE, 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 16th day of November, 1977

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1977 NOV 21 AM 10:47
(Seal)

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

James C. ...
JUDGE OF PROBATE
Deed .50
Rec. 2.00
Jud. 1.00
3.50

STATE OF ALABAMA SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted Wayne Wells and wife, Betty Wells; John Richard Wells, a single man whose name ... 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 19th day of November, A. D., 1977.

CENTRAL STATE BANK
P.O. BOX 180
CALERA, ALABAMA 35040

James E. ...
Notary Public, State of Alabama et Large Notary Public.
My Commission Expires November 5, 1978
Bonded by Western Surety Company