

Send tax notice to: John Wells, Jr.
2241 Pup Run
Helena, Ala. 35080

Telephone 205-663-1130

This instrument was prepared by

(Name) Cahaba Title, Inc.

(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.



19800827000094890 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/27/1980 00:00:00 FILED/CERTIFIED

That in consideration of FIFTY NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor, Citizens Bank and Trust Company 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

John Wells, Jr. and wife, Pamela H. 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

Lot 19, Block C, Fox Haven, First Sector, according to
the plat recorded in Map Book 7, Page 86, in the Probate
Office of Shelby County, Alabama. Situated in Shelby
County, Alabama.

Subject to: Ad valorem taxes for the year 1980.
Restrictions and easements of record.

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,

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, H. S. Barr
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of August 19 80

ATTEST:

Citizens Bank & Trust Company

By H. S. Barr President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, Manfred Baker a Notary Public in and for said County in said
State, hereby certify that H. S. Barr
whose name as President of Citizens Bank & Trust Company
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.

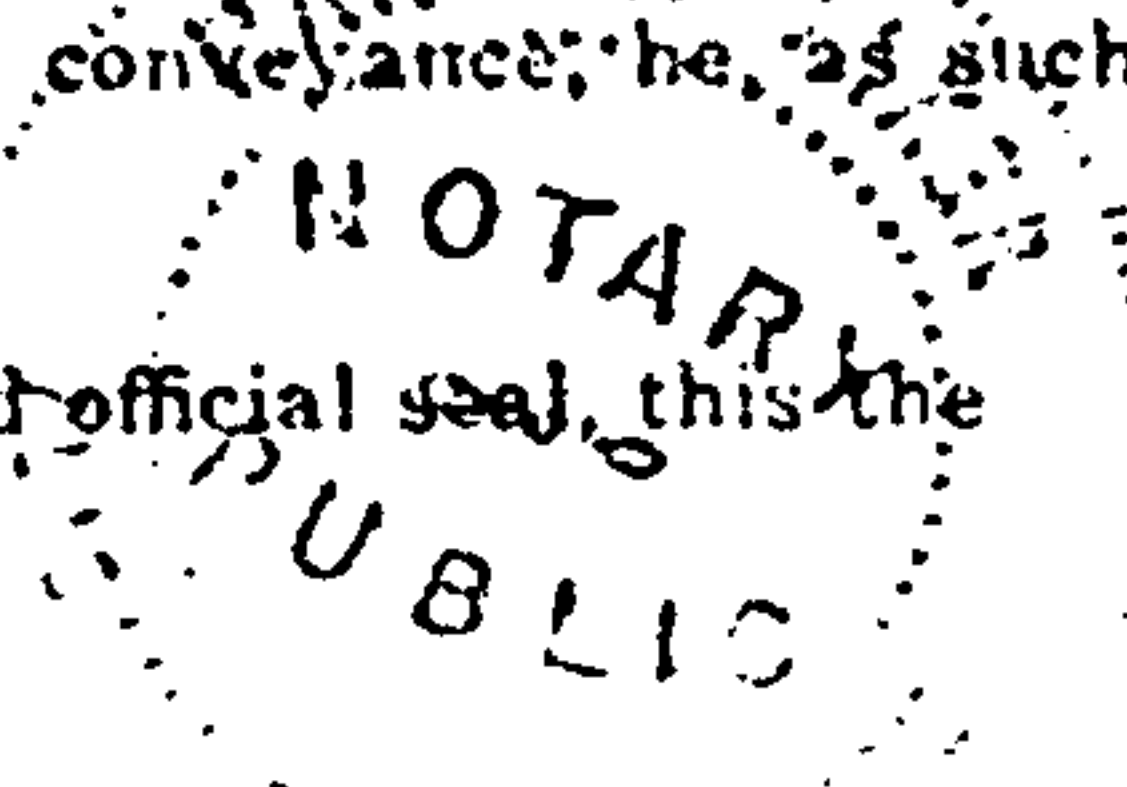
Given under my hand and official seal, this the

21st day of

August

19 80

Form ALA-33



Manfred Baker

Notary Public

Notary Public, expires July 17, 1983