

This instrument prepared by

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Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P O BOX 10481 • PHONE (205) 328-6020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

935

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



19811130000126960 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/30/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Brant D. Reynolds and wife, Vera Jean Reynolds

(herein referred to as grantors) do grant, bargain, sell and convey unto

Perry Charles Wells and Sonja Marie 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:

Commence at the Southwest corner of Section 17, Township 19 South, Range 2 East; thence run North 0 deg. 26 min. West along the West line of the SW 1/4 of SW 1/4 a distance of 1320.15 feet to the Northwest corner of said 1/4-1/4 Section; thence run North 89 deg. 34 min. East along the North line of said 1/4-1/4 Section a distance of 1003 feet to a point; thence run South 0 deg. 26 min. East a distance of 425 feet to a point; said point being the point of beginning of the property herein conveyed; thence continue South 0 deg. 26 min. East a distance of 220 feet to a point; thence run West, parallel to the North line of said 1/4-1/4 Section a distance of 200 feet to a point; thence run North, parallel to the West line of said 1/4-1/4 Section, a distance of 220 feet to a point; thence run East, parallel to the North line of said 1/4-1/4 Section a distance of 200 feet to the point of beginning.

Grantors further grant to Grantees the right to use as a means of ingress and egress to and from the above described property, the present pasture road leading from Shelby County Highway No. 83 to the subject property.

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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 contingent remainder and right of reversion.

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, we have hereunto set our hand(s) and seal(s), this 18th day of November, 1981.

WITNESS:

Roland H. Jensen (Seal)

Brant D. Reynolds (Seal)

Need tax 50

Brant D. Reynolds

Rec. 50

Vera Jean Reynolds (Seal)

21.00

1981 NOV 30 AM 11:16

300

James R. ...
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Brant D. Reynolds and wife, Vera Jean Reynolds whose names 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 18th day of November, A. D., 1981.

Sonja

H. L. Conwill
Notary Public.