

This instrument was prepared by

Send Tax Notice To: Mr Mrs Kerry Wells
name(Name) Thomas L. Foster, AttorneyH I Hunter Truce
address(Address) 1201 North 19th Street, B'ham, Alabama 35234Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

JEFFERSON COUNTY

That in consideration of () One Hundred and no/100 (\$100.00) DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kerry C. Wells, an unmarried man(herein referred to as grantors) do grant, bargain, sell and convey unto
Kerry C. Wells and Lisa A. Graham, both unmarried(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:Lot 1, according to the map and survey of Hunter's Glen, as recorded in
Map Book 6, page 49 in the Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I WE have hereunto set my XXXX hand(s) and seal(s), this 6th
day of June, 1986

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1986 JUN 13 AM 11:05

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
Kerry C. Wells, an unmarried man
hereby certify that is XXXX known to me, acknowledged before me
whose name is XXXX signed to the foregoing conveyance, and who XXXXX
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 6th day of June A. D., 1986

Notary Public.