

SEND TAX NOTICE TO:

(Name) Frank D. Frye & Nina A. Frye

P.O. Box 1117

(Address) Calera, Alabama 35040

This instrument was prepared by

1286

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Other valuable consideration and One Dollar (\$1.00) DOLLARS

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

Phillip Ralph Wells, an unmarried man

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

✓ Frank D. Frye and wife, Nina A. Frye

(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 in Block 9, as per J. H. Dunstan's Survey and Map of Calera, Alabama, and situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, township 22, Range 2 West, situated in Shelby County, Alabama.

Subject to easements and rights of way of record.

BOOK 119 PAGE 531

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
TO CLEAR TITLE
1987 MAR 12 PM 4:14

Thomas H. Scarborough, Jr.
JUDGE OF PROBATE

Rec. 260
100
350

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 have hereunto set my hand(s) and seal(s), this

day of March, 19 87.

WITNESS:

(Seal)

(Seal)

(Seal)

Phillip Ralph Wells (Seal)
(Phillip Ralph Wells)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Phillip Ralph Wells

whose name 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 executed the same voluntarily

on the day the same bears date,

Given under my hand and official seal this 9th day of March, A. D. 19 87.

Mary Lenore Payton
Notary Public.