

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr. 174  
(Address) P.O. Box 360187  
Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) Dan L. Howard  
(Address) Route 1, Box 242  
Brierfield, Alabama 35035

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty one thousand four hundred and no/100ths---(\$41,400.00)-- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ted W. Wells and wife, Betty Wells

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

Donald E. Knight, a single individual and Dan L. Howard, a married man

(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:

Lots 1 and 2, Block 109, according to J.H. Dunstan's map of the town of Calera, Alabama; situated in Shelby County, Alabama. Being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

One hundred percent of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$         
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 3.50

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 for 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 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 30th day of June, 19 88.

WITNESS

STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED  
88 JUL -5 PM 2:33  
(Seal)

Ted W. Wells (Seal)  
Ted W. Wells  
Betty Wells (Seal)  
Betty Wells (Seal)

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 W. Wells and wife, Betty Wells 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 30th day of June, A.D., 1988

3/10/91

My Commission Expires:

Courtney H. Mason, Jr.  
Notary Public