

56
WARRANTY DEED

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This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Roy Tolbert
PSC BX 1554
APO SF 96293
Yokota Air Base, Japan

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and in accordance with the last wishes of our mother, Etta Earlene Wells Nabors Prentice, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, we, James Wells, an unmarried man; Phillip Wells, a married man, of 226 E Page Street, Flint, MI 48505; Andrew Wells, a married man, of BX 399, Montevallo, AL 35115; and Roy Tolbert, a married man, of PSC BX 1554, APO SF 96293, Yokota Air Base, Japan, do grant, bargain, sell, and convey unto Roy Tolbert, a married man, of PSC BX 1554, APO SF 96293, Yokota Air Base, Japan (herein referred to as grantee, whether one or more) a $\frac{1}{4}$ interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 6, Block 6, Aldmont, as recorded in Map book 3, page 3 of the Shelby County Alabama Probate records.

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Source of title: a deed from Lula N Nabors to Etta Earlene Nabors Wells Prentice, also known as Etta Wells, executed 04 April 1945 and recorded 07 August 1945 in Deed Book 120, page 555 of the Shelby County Probate records. Etta Earlene Nabors Wells Prentice died on June 28, 1988 at Shelby Medical Center while a resident of Shelby County, leaving as survivors four sons, all of whom are signatories hereto, no daughters, no spouse, and no parents. The signers are all her heirs and next of kin, deriving title to the conveyed $\frac{1}{4}$ interest by descent and distribution.

BOOK James Wells, Phillip Wells, and Andrew Wells each own $\frac{1}{4}$ interest in the conveyed property by virtue of the deed mentioned above, recorded in Deed Book 120, page 555 of the Shelby County Probate Records, and each retains his $\frac{1}{4}$ interest unaffected by this present deed.

The conveyed property forms no part of the homestead of any grantor hereof. Each grantor has other property which does form homestead.

To have and to hold to the said grantee, his heirs and assigns forever.

We, James Wells, Phillip Wells, Andrew Wells and Roy Tolbert, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

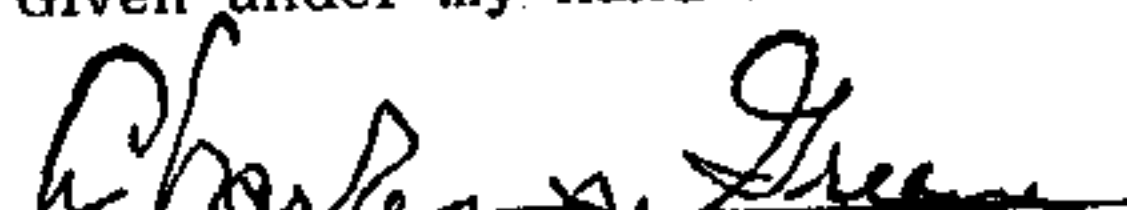
Roy A. Tolbert
Gos Cornelis Pullose
P.O. Box 265
Montevallo, AL

State of Michigan)

County of GENESEE)

I, the undersigned notary public for the State of Michigan, hereby certify that James Wells, whose name is signed to the foregoing conveyance, and who is (made) 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 21st July 1988.

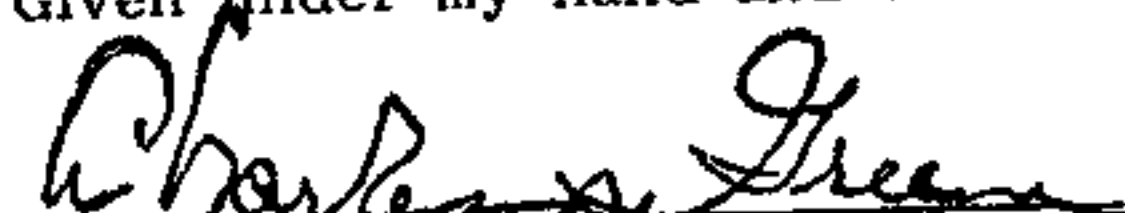

Notary public CHARLES A. GREENE

State of Michigan)

County of GENESEE)

I, the undersigned notary public for the State of Michigan, hereby certify that Phillip Wells, whose name is signed to the foregoing conveyance, and who is (made) 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 21 July 1988.


Notary public CHARLES A. GREENE

In witness whereof, we have set our hands and seals, at various times and places, to become effective 28 June 1988.

Witness:

Edna L. Laid

Paul A. Braden

Wilma A. Wright

Annie M. Anderson

Roy A. Tolbert (Seal)
Roy Tolbert

Andrew Wells (Seal)
Andrew Wells

James Wells (Seal)
James Wells

Phillip Wells (Seal)
Phillip Wells

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Roy Tolbert, whose name is signed to the foregoing conveyance, and who is (made) 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 14 July 1988.

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Edna L. Laid My Commission Expires September 16, 1991
Notary public

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Andrew Wells, whose name is signed to the foregoing conveyance, and who is (made) 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 18th July 1988.

Paul A. Braden MY COMMISSION EXPIRES MARCH 12, 1991
Notary public

1. Deed Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee 7.50
4. Indexing Fee 3.00
TOTAL 11.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG -1 AM 9:59

John H. Laid
JUDGE OF PROBATE