

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:

Alveston Shipping Center
2220 Bayview Drive
Rhodes, AL 35226

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

1490

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$2,500.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

ANN WELLS, a married woman

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

EDMOND PHARO, MARVIN PHARO, RAYMOND PHARO, an undivided 81.25% interest
and unto GILLIAN BEAVERS, an undivided 18.75% interest

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1

Beginning on 1/4 Section line of Section 2, Township 21, Range 3 West, on West side of North Boundary track of L & N Railroad right of way to point of beginning; thence running West on said 1/4 Section, 50 feet; thence South 60 feet; thence East 50 feet; thence North 60 feet to the point of beginning; being in the South 1/2 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

Parcel 2

Beginning at a point on the West line of the right of way of the North Bound Track of the L & N Railroad right of way and the South line of the street running East and West along the South line of the W. J. Maxwell Survey of a tract of land in the South 1/2 of the NE 1/4 of Section 2, Township 21, Range 3 West, which survey is recorded in the Probate Office of Shelby County, Alabama, and running West along the South line of said street 100 feet; thence South and perpendicular to said street 60 feet; thence East and parallel to said street 100 feet, more or less to the West line of said L & N Railroad right of way; thence North along said right of way 60 feet more or less, to the point of beginning and situated in the South 1/2 of the NE 1/4 of the NE 1/4 of Section 2, Township 21, Range 3 West, Shelby County, Alabama.

Subject to easements and rights of way of record.

This property does not constitute the homestead of the Grantor herein.

The Grantees presently own property adjacent to the property conveyed, and it is the intent and purpose of the Grantor(s) to convey all Grantees' rights in all property in this tract up to Grantees adjacent property, even if there is a slight defect in the legal description.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, his, her or 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 stated 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 31 day of July, 1989.

Ann Wells

(SEAL)

Ann Wells

STATE OF TEXAS)

COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANN WELLS, a married woman 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of July, 1989.

(NOTARIAL SEAL)

Mary Long
Notary Public

MARY LONG
Notary Public in and For Harris County, Texas
My Commission Expires 11-30-92

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 AUG 31 PM 2:06

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Doc. Fee	\$ 2.50
2. Mig. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	5.00
TOTAL	13.50