

SEND TAX NOTICE TO:
CAROLE A. EDWARDS and
(Name) MARY CARR ARNOLD

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

(Address)

Rte 1 Box 2795
Thorsby, AL
35171

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand Eight Hundred Fifty and no/100 (\$8,850.00)----- DOLLARS

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

MARY S. WELLS, an unmarried woman

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

CAROLE A. EDWARDS and MARY CARR ARNOLD

(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 6, according to the survey of Monte Verde as recorded in Map Book 6, page 66, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. Restrictions as recorded in Misc. Vol. 20, page 432.
3. Right of way to Alabama Power Company as recorded in Deed Book 218, page 171.
4. 35 foot building line as shown on recorded plat.
5. A 15 foot easement across rear of subject property as shown by recorded plat.

Mary S. Wells, grantor herein is the surviving grantee of deed recorded in Book 308, page 169, in the Probate Office of Shelby County, Alabama; the other grantee, Burnell H. Wells having died on March 15, 1981.

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

89 OCT -5 AM 9:14

1. Deed Tax -----	\$ 9.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 15.50

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 22nd

day of September, 19 89

WITNESS:

(Seal)

Mary S. Wells
MARY S. WELLS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

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

hereby certify that MARY S. WELLS, an unmarried 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 22nd day of September, A.D., 19 89