

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

This instrument was prepared by

2747

(Address) 1741 Box 2795

(Name) DAVID F. OVSON, Attorney at Law  
728 Shadys Creek Parkway, Suite 120

Thorsby, AL

(Address) Birmingham, Alabama 35209

35171

FM No. ATC 27 Rev. 5/82

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

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 GRANTEEES 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 GRANTEEES) 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 -----	\$ 0.00
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. No Tax Fee -----	\$ 0.00
6. Certified Stamp Fee --	\$ 1.00
Total ----- \$ 15.50	

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Mary S. Wells

MARY S. WELLS

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. 1989

David F. Ovson