

WARRANTY DEED

THE STATE OF ALABAMA,
Shelby COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety Six Thousand Five Hundred & 00/100- DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, Gary C. Heartfield and Deborah S. Heartfield, husband and wife (herein referred to as GRANTOR(S)), do hereby GRANT, BARGAIN, SELL and CONVEY unto Paul J. Wellner and Kristi L. Wellner, jointly for life with right of Survivorship (herein referred to as GRANTEE(S)), heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF SECOND SECTOR OF THE RESIDENTIAL SUBDIVISION, HIGHLANDS, AS RECORDED IN MAP BOOK 11, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

Subject to ad valorem taxes for the current tax year.

\$ 95,651.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 328 PAGE 713

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 FEB -8 AM 10 30

Thomas A. Foster
JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mtg. Tax	3.50
3. Recording Fee	3.00
4. Indexing Fee	7.00
5. No Tax Fee	7.00
6. Certified Fee	7.00
Total	29.00

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), heirs and assigns, that lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that ha a good right to sell and convey the same to the said GRANTEE(S), heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF We have hereunto set OUR hands and seals, this 31st day of January 19 91

WITNESS:

Gary C. Heartfield
Gary C. Heartfield (L. S.)

Deborah S. Heartfield
Deborah S. Heartfield (L. S.)

THE STATE OF TENNESSEE
DAVIDSON COUNTY.

I, DAVID P. HUFFAKER, a Notary Public in and for said State of TENNESSEE hereby certify that Gary C. Heartfield and Deborah S. Heartfield, husband and wife

whose names ARE signed to the foregoing conveyance, and who BEING known to me acknowledged before me on this day, that, being informed of the contents of the conveyance HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of JUNE, 19 90

Thomas A. Foster

David P. Huffaker

ESB 555 5-20-92 Notary Public.