

**SEND TAX NOTICE TO:**

(Name) Ripple Creek Building, Inc.

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Gene W. Gray, Jr., Attorney at Law  
2100 SouthBridge Parkway, Suite 650  
 (Address) Birmingham, Alabama 35209

Form TICOR 5100 1-84

**WARRANTY DEED—TICOR TITLE INSURANCE**

**STATE OF ALABAMA**

Shelby COUNTY

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Eleven Thousand Five Hundred and No/100-----DOLLARS  
(\$11,500.00)-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
 or we, Mary S. Wells, a single person

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

RIPPLE CREEK BUILDING, INC.

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

Lot 22, according to the Map and Survey of Monte Verde, as recorded in Map Book 6,  
Page 66, in the Probate Office of Shelby County, Alabama.

Subject To:

Advalorem taxes for the year 1991 which are a lien, but not due and payable  
until October 1, 1991;  
Existing easements, rights of way and restrictions of record.

Mary S. Wells is the surviving grantee of that certain deed recorded in Deed Book 308,  
Page 169 in the Probate Office of Jefferson County, Alabama; the other grantee,  
Burnell H. Wells having died on or about the 15<sup>th</sup> day of MARCH, 1981.

\$11,500.00 of the purchase price recited above was paid from mortgage  
 loan closed simultaneously herewith.

**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 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 hands(s) and seal(s), this 10th  
 day of September, 1991.

STATE OF ALA. SHELBY  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
91 SEP 20 PM 3:12

JUDGE OF PROBATE

Mary S. Wells (Seal)  
 Mary S. Wells

1. Bond Tax \_\_\_\_\_ (Seal)  
 2. Imp. Tax \_\_\_\_\_ (Seal)  
 3. Recording Fee 3.50  
 4. Indexing Fee 1.00 (Seal)  
 5. Notary Fee 1.00  
 6. Certified Fee 1.00  
 Total 7.50

General Acknowledgment

**STATE OF ALABAMA**  
JEFFERSON COUNTY

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State,  
 hereby certify that Mary S. Wells  
 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 10th day of September, A. D., 1991  
Jefferson Title Gene W. Gray, Jr. Notary Public.