

51

SEND TAX NOTICE TO:

(Name) L.C. Wells

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Thousand and no/100 (\$20,000.00) DOLLARS

\$10,000 which was paid by mortgage filed here with
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Elizabeth M. Ralston, a single woman

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

L. C. Wells and Ruehannah Wells

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lots 1, 2, 11, and 12, in Block No. 3, of Pine Grove Camp, according to the survey of said Pine Grove Camp, a map of which is on file in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 8, and being situated in the Southeast Quarter of the Southeast Quarter of Section 12, Township 24 North, Range 15 East, Shelby County, Alabama.

Minerals and mining rights previously excepted.

BOOK 386 PAGE 561

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

92 FEB -3 AM 10:34

JUDGE OF PROBATE

1. Deed Tax	\$10.00
2. Mtg. Tax	
3. Recording Fee	\$3.50
4. Indexing Fee	\$2.00
5. No Tax Fee	\$1.00
6. Certified Fee	
Total	\$16.50

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 25th

day of JANUARY, 19 92

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

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

hereby certify that Dr. Mike Polny

whose name as Attorney in fact for Elizabeth M. Ralston 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 he, in his capacity as such Attorney in fact executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this

25th

day of

January

19 92

Elizabeth M. Ralston (Seal)

Dr. Mike Polny (Seal)

by: Dr. Mike Polny, Attorney in Fact
as shown in Power of Attorney recorded
in Real Record 361, Page 552, in the
Probate Office of Shelby County, Alabama