

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
1318 ALFORD AVENUE, SUITE 102
BIRMINGHAM, ALABAMA 35226

SEND TAX NOTICE TO:

STATE OF ALABAMA)
JEFFERSON COUNTY)

LIMITED STATUTORY WARRANTY DEED

45,000.00

KNOW ALL MEN BY THESE PRESENTS:

THIS DEED, made this 3rd day of September, 1992 between C. Richard Wells and wife, Carol A. Wells (hereinafter called the "Grantor"), and R. Wilkins Construction, Inc. (hereinafter called the "Grantee"), his heirs, successors and assigns;

WITNESSETH THAT:

THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is hereby acknowledged, has by these presents granted, bargained, and sold to the Grantee, his heirs, and assigns forever, the following described land:

Lot 3, according to the Survey of Brookshire, First Sector, as recorded in Map Book 16, Page 33, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD the same unto the Grantee in fee simple forever.

AND THE GRANTOR DOES HEREBY COVENANT with the Grantee, except as above noted, at the time of the delivery of this Deed, the premises were free from all encumbrances made by him, and that he will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under him, but against none other.

IN WITNESS WHEREOF, the Grantor of the property described herein has signed and sealed this Deed on the day and year first above written.


C. Richard Wells


Carol A. Wells

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that C. Richard Wells and wife, Carol A. Wells, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of September, 1992.


NOTARY PUBLIC

01/25/1993-02334
01:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 51.50