

This instrument was prepared by

Send Tax Notice To: Walter L. McGarr
name
6621 Browning Circle
address
Pelham, AL 35124

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, #110
(Address) Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of ONE HUNDRED FIFTY EIGHT THOUSAND AND NO/100 (\$158,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOSEPH D. WELLS and wife, JEAN M. WELLS

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

Walter L. McGarr and wife, Debra U. McGarr

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

Shelby County, Alabama to-wit:

Lot 56, according to the Survey of Quail Run, as recorded
in Map Book 7, Page 22, in the Office of the Judge of Probate
of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$142,200.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

Inst # 1993-31225

10/08/1993-31225
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 24.50

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, we have hereunto set our hand(s) and seal(s), this 27th
day of September, 1993.

WITNESS:

(Seal)

(Seal)

(Seal)

Joseph D. Wells (Seal)
JEAN M. WELLS (Seal)
JEAN M. WELLS (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, _____, a Notary Public in and for said County, in said State,
hereby certify that JOSEPH D. WELLS and wife, JEAN M. WELLS
whose name s 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 27th day of September A. D., 1993

My Commission Expires: 3-12-97

James H. Allmon
Notary Public.