

This instrument was prepared by:  
Shelly Moss  
Attorney at Law  
4 Office Park Circle, Suite 101A  
Birmingham, Alabama 35223

Send tax notice to:  
Leon Dickey  
2482 Vale Drive  
Birmingham, Alabama 35244

# WARRANTY DEED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

) KNOW ALL MEN BY THESE PRESENTS

That in consideration of One Hundred Twelve Thousand and 00/100 DOLLARS (\$12,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we,

Elizabeth Ann Wells, *a single woman*

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

Leon Dickey

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

Lot 2, in Block 2, according to the map and plat of Indian Valley, First Sector, a map of which is filed of record in Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto 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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (We) have set my (Our) hand(s) and seal(s), this 22nd day of February, 1995.

WITNESS:

(Seal) *Elizabeth Ann Wells* (Seal)  
Elizabeth Ann Wells  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Elizabeth Ann 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 22nd day of February, A.D., 1995.

*Shelly Moss*  
Notary Public

Inst # 1996-07770  
MY COMMISSION EXPIRES 11-5-97

03/08/1996-07770  
10:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

I certify this to be a true and correct copy *Patricia Gray Submittal*  
Probate Judge  
Shelby County

Inst # 1996-07770

Inst # 1996-15835

05/15/1996-15835  
10:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50