

This Document prepared by:
John R. Holliman
2491 Pelham Parkway
Pelham, Al 35124

Send Tax Notice to:
1092 Alpine Way
Pelham, Al 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of Ten dollars to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Charles Neill Wells, and wife, Gertrude Theresa Wells (herein referred to as grantors) do grant, bargain and sell and convey unto Charles Neill Wells, Gertrude Theresa Wells, Susan M. Ries and Robert D. Kirkland (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 17, Sector 2, Spring Garden Estates, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

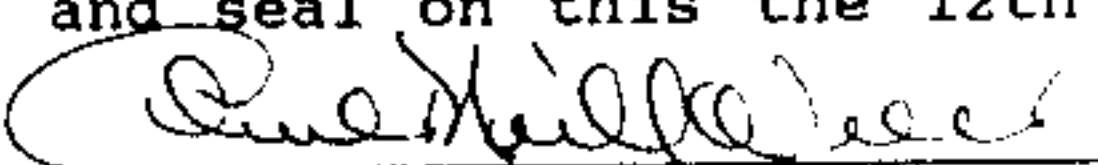
SUBJECT TO: (1) Taxes for the year 1997 and subsequent years. (2) Easements, restrictions, reservations, rights of way, limitations, covenants, and conditions of record, if any.

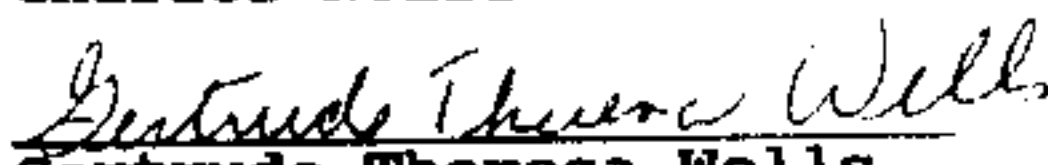
All parties acknowledge no title search was performed. This deed was prepared with information provided by the grantor and relied upon by John R. Holliman.

TO HAVE AND TO HOLD, unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns and 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 (ours) 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 (ours) 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.

Given under my hand and seal on this the 12th day of September, 1997.


Charles Neill Wells

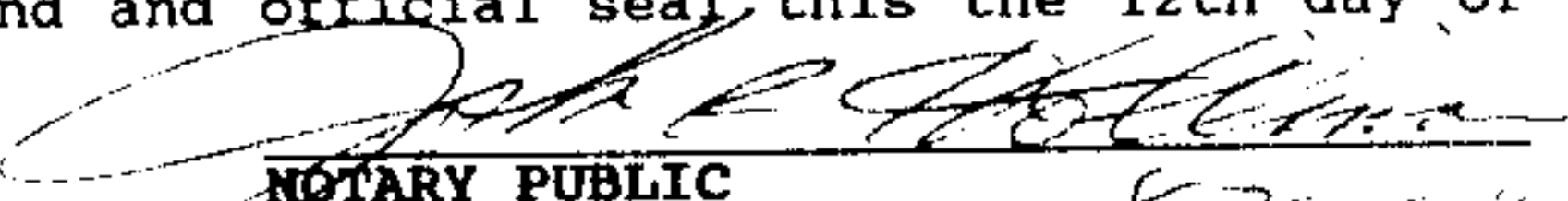

Gertrude Theresa Wells

STATE OF Alabama)
Shelby COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that Charles Neill Wells and wife, Gertrude Theresa 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.

Given under my hand and official seal this the 12th day of September, 1997.

Inst # 1998-01410


NOTARY PUBLIC

My commission expires: 8-29-98

01/14/1998-01410
02:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00

Inst # 1998-01410