

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
KELLY L. WELLS

4008 MILNERS WAY
BIRMINGHAM, AL 35242

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$299,000.00.00)** to the undersigned grantor or grantors, **WHITCOMB CONSTRUCTION, INC.,** (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto **KELLY L. WELLS** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in County, Alabama:

LOT 114, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILNER'S CRESCENT SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.
Existing covenants and restrictions, easements, building lines, and limitations of record.


\$105,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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/we have hereto set my/our hand(s) and seal(s), this the 19TH day of FEBRUARY, 1998.

WHITCOMB CONSTRUCTION, INC.


MICHAEL S. WHITCOMB, PRESIDENT

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that MICHAEL S. WHITCOMB, whose name as President of WHITCOMB CONSTRUCTION, INC., 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, he, as such officer and with full authority, executed the same voluntarily on the day for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this the 19TH day of FEBRUARY, 1998.


Notary Public

My Commission Expires 2/29/99

Inst # 1998-06399

02/25/1998-06399
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 202.50

Inst # 1998-06399