

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

✓ Roy A Tolbert
PSC #2, BX 9404
APO AE 09012

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Andrew Wells, a married man, of BX 378, Montevallo, AL 35115, do grant, bargain, sell, and convey unto my brother Roy A Tolbert of PSC #2 BX 9404, APO AE 90912, (herein referred to as grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

The S 100 feet of Lots 7, 8, and 9 in Block C of the Reynolds Addition to South Montevallo, Alabama, less and except all that portion of lot 9 W of a point 10 feet W of the easternmost of the two houses on that lot.

Source of title: Warranty deeds from Gregory Cox, Jr. to grantor herein executed on January 5, 1987, and recorded January 8, 1987 at Real Book 109, pp 105-8 of the Shelby County, Alabama probate records. A warranty deed from Micheal S Allen to Andrew Wells, grantor herein, executed 21 April 1987 and recorded 08 February 1988 at book 170, page 387 of the Shelby County Alabama probate records.

The rights and provisions of a right-of-way deed held by the Alabama Power Company are excepted from this deed.

The conveyed property forms no part of the homestead of the grantor.

Source of title: A warranty deed from to grantor herein, executed and recorded in the Shelby County Probate Office.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

06/19/1998-22865
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE WEL 11:50

Inst # 1998-22865

To have and to hold to the said grantee, his heirs and assigns forever.

Andrew Wells, does for himself and for his administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, Andrew Wells, have set my hand and seal, this 19 June 1998.

Witness:

Steven Seaso

Andrew Wells

(Seal)

Andrew Wells

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Andrew Wells, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 June 1998.

Steven Seaso
Notary public

My Notarial Commission Expires March 7, 2003

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SHELBY COUNTY JUDGE OF PROBATE

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