

This instrument prepared by:
Anthony D. Snable, Attorney
1629 11th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
THOMAS M. GIBBS

7522 SPENCER LANE
HELENA, AL 35080

FILE #S01184

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY SIX THOUSAND DOLLARS and 00/100 DOLLARS (\$86,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, CHARLES T. WELLS, JR., AND WIFE, HOLLIE L. WELLS (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto THOMAS M. GIBBS AND LEAH E. DOUGLAS (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 39, ACCORDING TO THE SURVEY OF WYNDHAM TOWNHOMES, AS RECORDED IN MAP BOOK 22, PAGE 124, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem property taxes for the current tax year, 2001.
2. Easements, restrictions, covenants and reservations of record.

HOLLIE L. WELLS AND HOLLIE L. STEAPLETON ARE ONE AND THE SAME PERSON.

\$88,580.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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.

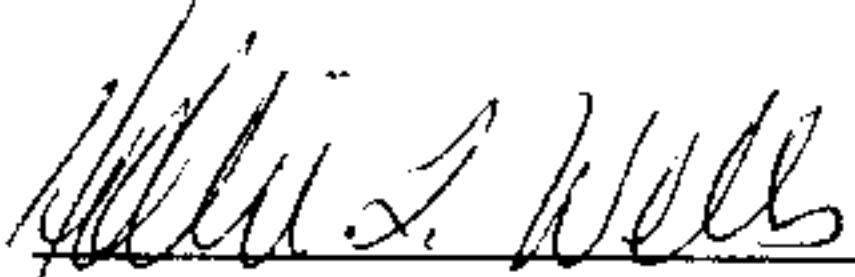
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

04/09/2001-13377
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 15.00

Inst # 2001-13377

IN WITNESS WHEREOF, I/(we), have hereunto set my (our) hand(s) and seal(s) this 30th day of March, 2001.

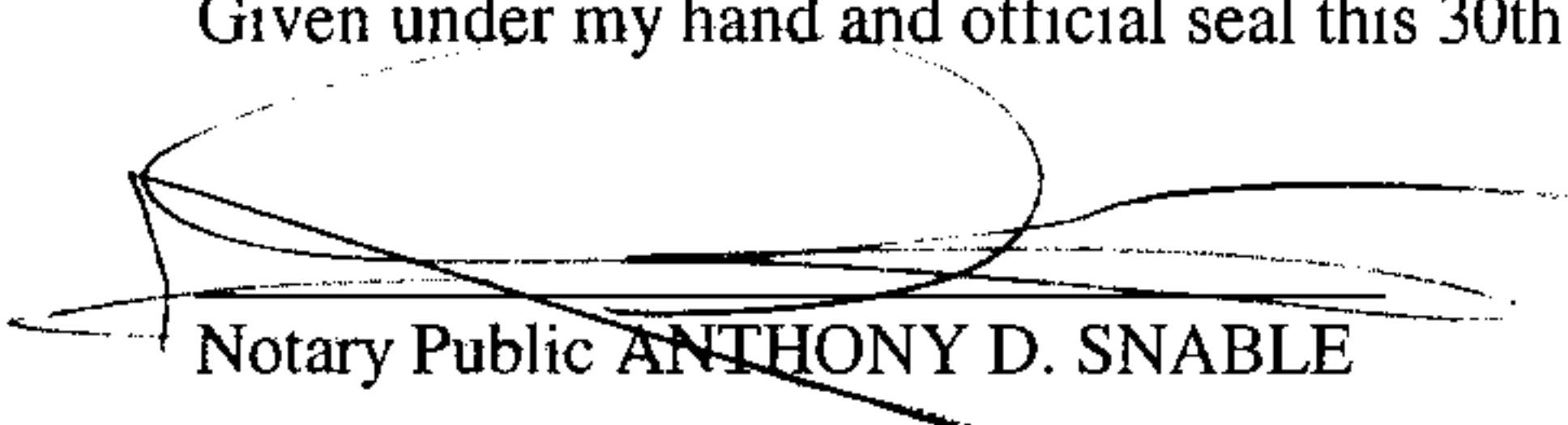
 (SEAL)
CHARLES T. WELLS JR.

 (SEAL)
HOLLIE L. WELLS

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that CHARLES T. WELLS JR. and WIFE, HOLLIE L. WELLS whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 2001.


Notary Public ANTHONY D. SNABLE

My commission expires 11/2/03

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