

This instrument was prepared by

Send Tax Notice To: LEROY C. DUBOIS

(Name) GENE W. GRAY, JR.

name

819 GREYSTONE HIGHLANDS

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY THREE THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$153,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
WALDEN RACY WELLS a single person

(herein referred to as grantors) do grant, bargain, sell and convey unto LEROY C. DUBOIS AND WIFE, ELLA MARIE DUBOIS
RICHARD A. BROOKS

(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 72, ACCORDING TO THE AMENDED MAP GREYSTONE HIGHLANDS, PHASE 2, AS RECORDED
IN MAP BOOK 19, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2002 AND THEREAFTER.

RESTRICTIONS AS SHOWN ON RECORDED MAP.

RESTRICTIONS AND COVENANTS AS RECORDED IN INST. #1994/33988; INST. #1995/18895

AND INST. #1996/4774.

\$145,825.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE
LOAN.

Inst # 2001-49375

11/14/2001-49375
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 19.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, 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 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 (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 have hereunto set my hand(s) and seal(s), this 31st
day of October, 2001.

(Seal)

Walden Racy Wells
WALDEN RACY WELLS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for said County, in said State, hereby certify that
WALDEN RACY WELLS

whose name(s) 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of October, A.D., 2001

Gene W. Gray, Jr.

GENE W. GRAY, JR.

Notary Public