

THIS INSTRUMENT PREPARED BY :
Keith A. Morgan
Attorney at Law
4 Office Park Circle, Suite 114A
Birmingham, AL 35223

SEND TAX NOTICE TO:
Charles Neill Wells
1092 Alpine Way
Indian Springs, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One Hundred Ninety-Four Thousand Nine Hundred and no/100 Dollars (\$194,900.00) and other good and valuable consideration in hand paid by the grantee, the receipt whereof is hereby acknowledged, we, the undersigned grantors, Gladys R. Adams and Joseph T. Adams, wife and husband, do hereby grant, bargain, sell and convey unto Charles Neill Wells, Gertrude T. Wells, and Susan Kirkland hereinafter referred to as grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Legal Description: See Attached Exhibit "A" incorporated herein by reference.

Property address: **7461 Highway 155, Montevallo, Alabama 35115**

PROPERTY SOLD IN "AS-IS" CONDITION.

THIS IS NOT PRESENTLY THE HOMESTEAD PROPERTY OF THE GRANTOR OR HER SPOUSE.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, INCLUDING PROPERTY TAXES, A LIEN BUT NOT YET PAYABLE.

\$185,155.00 of the purchase price recited herein was provided by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to said Grantee, his her or their heirs and assigns forever.

And said Grantors do for themselves, their heirs, successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantee, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27 day of

July, 2004.

Gladys R. Adams
(Grantor) Gladys R. Adams

Joseph T. Adams
(Grantor) Joseph T. Adams

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned Notary Public in and for said County and State, hereby certify that Gladys R. Adams and Joseph T. Adams, wife and husband, 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 on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2004.

Keith A Morgan
Notary Public
My commission expires: 02/27/06

Exhibit "A"

LEGAL DESCRIPTION

Commence at the NW corner of the SE ¼ of the SW ¼ of Section 7, Township 24 North, Range 13 East, and run Southeasterly along a line making an angle of 17 degrees 57' left, from W side of said SE ¼ of the SW ¼ for a distance of 496.4 feet to a point on the Southwesterly right of way line of Highway No. 155; thence turn an angle to the left of 11 degrees 09' along said Highway right of way line a distance of 150.0 feet to a point of beginning; thence continue along said highway right of way line a distance of 208.7 feet; thence turn an angle to the right of 90 degrees 00' in a Southwesterly direction, a distance of 208.7 feet; thence turn an angle to the right of 90 degrees 00' in a Northwesterly direction a distance of 208.7 feet; thence turn an angle to the right of 90 degrees 00' in a Northeasterly direction a distance of 208.7 feet to the point of beginning, being situated in Shelby County, Alabama.

Street Address: 7461 Highway 155, Montevallo, AL 35115

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