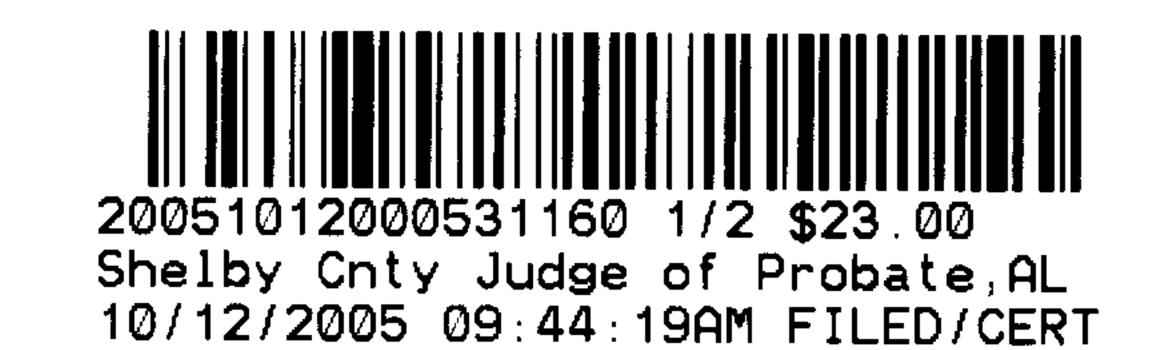
This instrument was prepared by:

Mike T. Atchison, Attorney
P.O. Box 822

Columbiana, Alabama 35051



Send Tax Notice to: Imogene Wells 36676 Highway 25 Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and no/100 Dollars (\$5,000.00), and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, James S. Spates, and Imogene Wells, as Personal Representatives of the Estate of Mary L. Spates, deceased, Probate Case PR-2005-000077; and James S. Spates, a married man, individually; and Imogene Wells and husband, John M. Wells (herein referred to as grantors) grant, bargain, sell, and convey unto Imogene Wells and husband, John M. Wells, (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

An undivided one-half interest in and to the following described property:

Begin at a point on the North line of the NW ¼ of SW ¼, Section 9, Township 20 South, Range 2 East, where the same is intersected by the East right of way line of Alabama Highway No. 25 and run thence East along the North line of said forty acres and along the North line of the NE ¼ of the SW ¼ of said Section, 416 feet; thence run in a Southerly direction and parallel with the East right of way line of said Highway 210 feet; thence run West and parallel with the North line of said forty acres 416 feet to the East right of way line of said Highway; thence run in a Northerly direction along said right of way of said Highway 210 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, JAMES S. SPATES, OR OF HIS SPOUSE.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15 day of September, 2005.

The Estate of Mary L. Spates, deceased Probate Case PR-2005-000077, in the Probate Office of Shelby County, Alabama

James S. Spates, individually

Imogene Wells, individually

James S. Spates, as Personal Representative

Imogene Wells, as Personal Representative

John M. Wells, individually

STATE OF ALABAMA **COUNTY OF SHELBY**

20051012000531160 2/2 \$23.00 Shelby Cnty Judge of Probate, AL 10/12/2005 09:44:19AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify James S. Spates, whose name as Personal Representative of the Estate of Mary L. Spates, deceased, 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, in his capacity as said Personal Representative.

My commission expires: 10/10/3

Notary Public

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Imogene Wells, whose name as Personal Representative of the Estate of Mary L. Spates, deceased, 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, she executed the same voluntarily on the day the same bears date, in his capacity as said Personal Representative.

Given under my hand and official seal this 150 day of September, 2005.

Notary Public

My commission expires: (0/16/58

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify James S. Spates, whose name 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 15th day of September, 2005.

My commission expires: (0/14/08

STATE OF ALABAMA **COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Imogene Wells and John M. Wells, 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,

My commission expires:

Shelby County, AL 10/12/2005

State of Alabama

Deed Tax:\$5.00