Shelby County, AL 12/05/2006 State of Alabama

Deed Tax:\$8.00

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden

BRADLEY NICHOLAS JEFFCOAT

PADEN & PADEN, PC 5 Riverchase Ridge Birmingham, Alabama 35244

140 STONEHAVEN DRIVE PELHAM, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

## WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS 00/100 (\$157,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, KATHRYN P. BELL WELLS\*\* and E. WAYNE WELLS, WIFE AND HUSBAND (herein referred to as GRANTORS) do grant, bargain, sell and convey unto BRADLEY NICHOLAS JEFFCOAT, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1, according to the Survey of The Cottages at Stonehaven as recorded in Map Book 21, Page 26, in the Probate Office of Shelby County, Alabama.

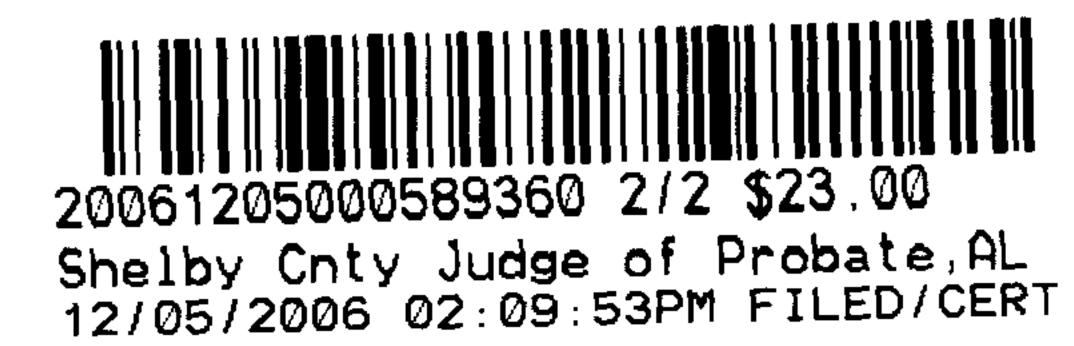
\*\*KATHRYN P. BELL WELLS IS ONE AND THE SAME PERSON AS KATHRYN P. BELL.

## SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
- 2. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SHOWN ON RECORDED MAP(S).
- 3. RESTRICTIONS APPEARING OF RECORD IN INST. NO. 1996-18613.
- 4. RIGHT(S) OF WAY TO CITY OF PELHAM, AS RECORDED IN INST. NO. 1994-7090.
- 5. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT TO ALABAMA POWER IN INST. NO. 1999-12058.
- 6. COVENANT FOR STORM WATER RUN-OFF CONTROL IN INST. NO. 1996-18612.
- 7. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS AS RECORDED IN INST. NO. 1996-18612.

\$149,625.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, his, her or their heirs and assigns, forever.



And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, KATHRYN P. BELL WELLS and E. WAYNE WELLS, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of November, 2006.

KATHRYN P. BELL WELLS

E. WAYNE WELLS

STATE OF ALABAMA COUNTY OF SHELBY

## ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that KATHRYN P. BELL WELLS and E. WAYNE 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of November, 2006.

Notary Public