

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Wayne Wells and Peggy Wells
378 Greystone Glen Circle
Birmingham, AL 35242

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three hundred seventy thousand and no/100 (\$370,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Frederick Mersbach and Kathy Mersbach, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Wayne Wells and Peggy Wells** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 34A, according to a Resurvey of Lots 18 thru 21 and 33 thru 35 of The Glen Estates, as recorded in Map Book 19, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, 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 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 grantee, 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.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of September, 2009.

Frederick Mersbach
* Frederick Mersbach
Kathy Mersbach
* Kathy Mersbach

* STATE OF ARIZONA
* COUNTY OF MARICOPA

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Frederick Mersbach and Kathy Mersbach, husband and wife**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{22nd} day of September, 2009.



20091008000380960 1/1 \$381.00
Shelby Cnty Judge of Probate, AL
10/08/2009 09:49:12 AM FILED/CERT

Shelby County, AL 10/08/2009

State of Alabama

Deed Tax : \$370.00

Deborah Paluch
* Notary Public
* My Commission Expires: 10/31/2009

