This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
Billy Wayne Strickland
619 Mountain Laurel Ct.
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **One Hundred Fifty-Two Thousand Five Hundred and 00/100 Dollars ($152,500.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, I,

James Michael Wells and his wife **Whitney Wells**

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Billy Wayne Strickland

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 18A, according to the Survey of Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and Recreational area of Davenports Addition to Riverchase West, Sector 2, as recorded in Map Book 8, page 40, in the Probate Office of Shelby County, Alabama

$122,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to:
(1) 2012 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 27th day of October, 2011.

By: _____ (Seal)
James Michael Wells

By: _____ (Seal)
Whitney Wells

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that James Michael Wells and Whitney 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October, 2011.

_____
Notary Public: David P. Condon
My Commission Expires: 2-12-14

20111109000337780 1/1 $42.50
Shelby Cnty Judge of Probate, AL
11/09/2011 11:25:28 AM FILED/CERT

Shelby County, AL 11/09/2011
State of Alabama
Deed Tax:$30.50