

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Roy Anthony Tolbert
2347 Rue Maison
Biloxi, MS 39532

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of settling the estate of the deceased husband of the grantor, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **CHARLIE MAE WELLS**, of 2810 Pine Street, Waco, TX 76708, an unmarried woman, of , do grant, bargain, sell, and convey unto Roy Anthony Tolbert, a married man, of 2347 Rue Maison, Biloxi, MS 39532 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

A 100 x 100 foot lot on the NW corner of the intersection of White and Waller Streets in Montevallo, otherwise described as Lots 5 and 6, Block C, according to a map of South Montevallo drawn by E E Todd on 09 February 1900, and recorded at map book 3, page 41 of the Shelby County Alabama probate office.

Assigned ad valorem tax identification number 36 2 04 1 001 007.

Source of title: By inheritance from grantor's spouse Andrew Wells who died in 2013 without issue or surviving parents and in full possession of this property. It is the intent of this instrument to convey all property owned by Andrew Wells in Shelby County Alabama whether or not correctly described above.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

The Shelby County Revenue Commissioner has evaluated the conveyed property

Shelby County, AL 11/30/2015
State of Alabama
Deed Tax: \$10.00


20151130000408870 1/2 \$27.00
Shelby Cnty Judge of Probate, AL
11/30/2015 02:38:00 PM FILED/CERT

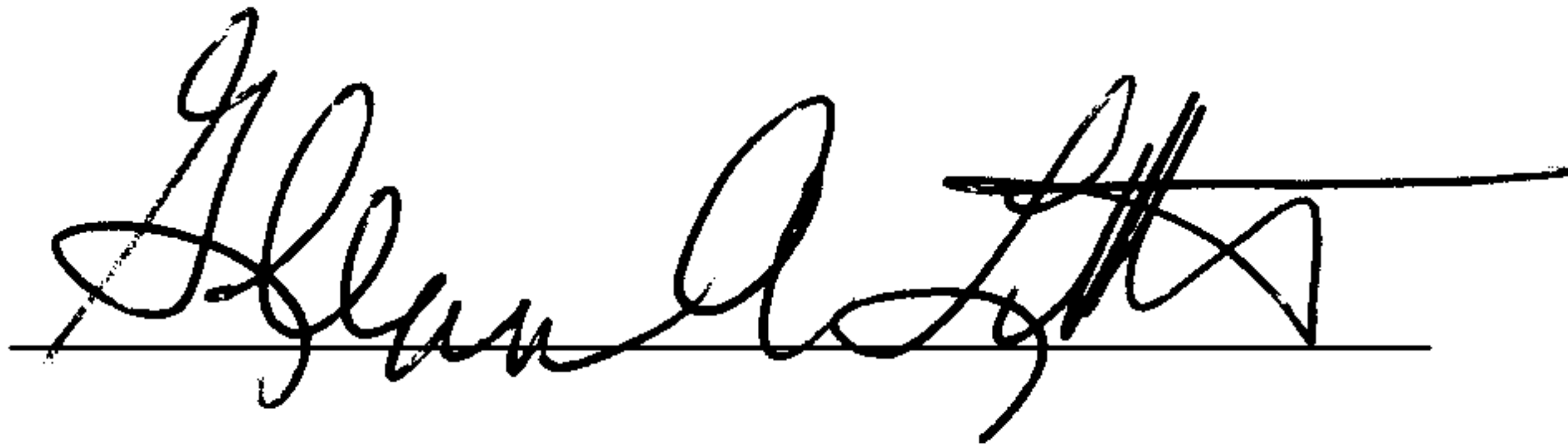
at \$15,000 as of September 2015. The grantee, as a surviving sibling of Andrew Wells, already owns an undivided fraction of this realty and the conveyed portion is evaluated at \$10,000.

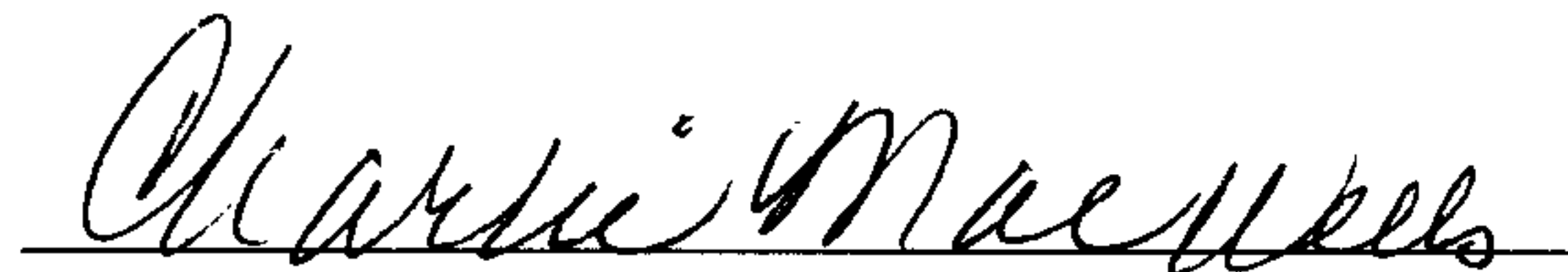
To have and to hold to the said grantee, his heirs and assigns forever.

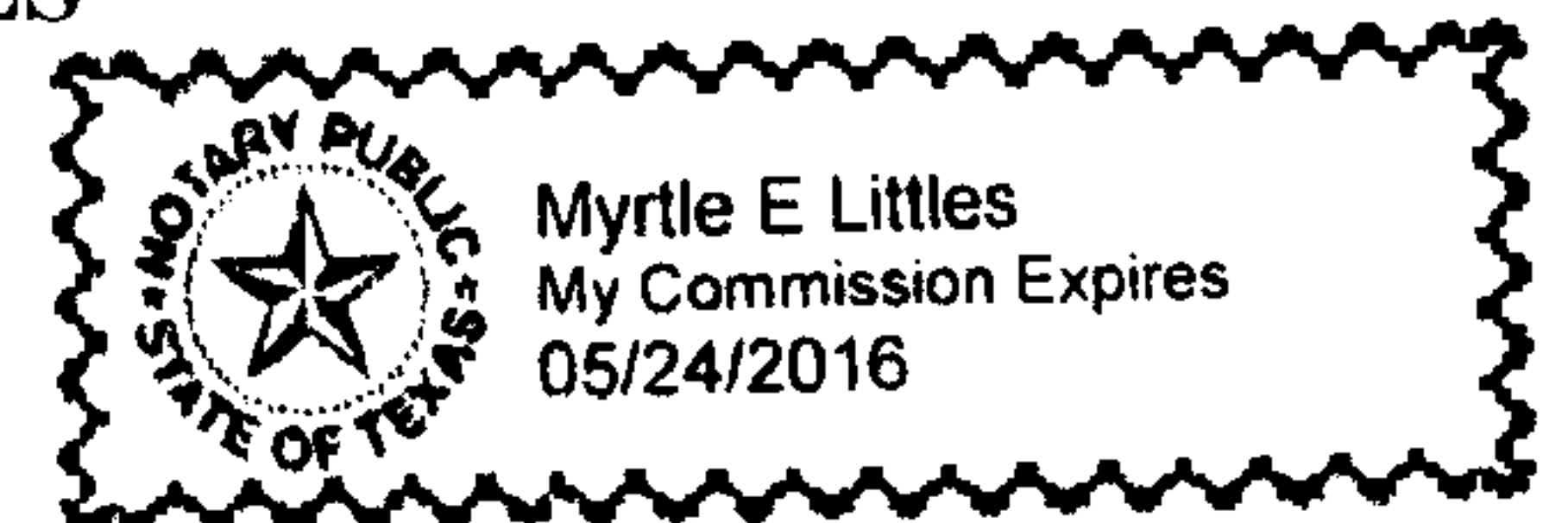
CHARLIE MAE WELLS, does for herself and for her administrators, heirs, and successors covenant with the said grantee, his heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **CHARLIE MAE WELLS**, have set my hand and seal, this October 2015.

Witness:



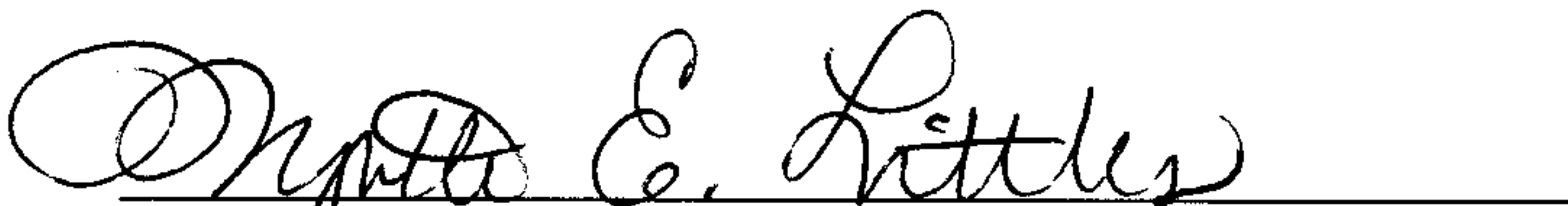
 (Seal)
CHARLIE MAE WELLS



State of Texas)
County of *McLennan*

I, the undersigned notary public for the State of Texas, hereby certify that **CHARLIE MAE WELLS**, whose name is signed to the foregoing conveyance, and who is (made) 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.

Given under my hand and official seal this *28* October 2015.


Notary public


20151130000408870 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
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