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Shelby Cnty Judge of Probate, AL
01/12/1983 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Charles W. Gorham, Attorney ³⁴⁵

(Address) 1507 City Federal Building, Bham, AL 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty three thousand one hundred and no/100 (\$33,100.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged or we,

Wayne M. Welty a single man, and Moscenia F. Welty, a single woman
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Wayne M. Welty

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Jefferson County, Alabama, to-wit:

Lot 3 Block 8, according to the Plat of Kerry Downs, a
Subdivision of Inverness, as recorded in Map Book 5, Pages
135 and 136, in the Probate Office of Shelby County, Alabama.

BOOK 344 PAGE 566

Subject to: (1) Mortgage from Wayne M. Welty and wife,
Moscenia F. Welty to Citizens Mortgage Corporation, as
recorded in Volume 343, Page 799, in the Probate Office of
Shelby County, Alabama; (2) Restrictions as recorded in
Misc. Book 5, Page 86, in the Probate Office of Shelby County,
Alabama; (3) Right of way to Alabama Power Company and Southern
Bell Telephone & Telegraph Company as recorded in Volume 281,
Page 497, in said Probate Office; (4) Easement as shown by
recorded plat; (5) Agreement with Alabama Power Company as
recorded in Misc. Book 5, Page 626, in the said Probate Office;
(6) Rights of ways to Alabama Power Company as recorded in
Volume 109, Page 293; Volume 126, Page 343; Volume 146, Page 381;
Volume 176, Page 68; Volume 184, Page 166; Volume 141, Page 298;
Volume 145, Page 387, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, 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 GRANTEE
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, their heirs and assigns forever
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 5th
day of January, 19 83.

Deed 3350 (Seal)
Rec 150 (Seal)
3600 1983 JAN 12 AM 8:19 (Seal)

Wayne M. Welty (S)
WAYNE M. WELTY (S)
Moscenia F. Welty (S)
MOSCENIA F. WELTY (S)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State
hereby certify that Wayne M. Welty a single man, Moscenia F. Welty, a single woman
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before
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 5th day of January, A. D., 19 83

[Signature]
Notary Public