

This instrument was prepared by

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(Name) George T. Kraft, SouthTrust Bank of Alabama, National Association

(Address) Post Office Box 2554, Birmingham, Alabama 35290

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and Other Valuable Considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, William L. Welch and Lonnie B. Welch

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Welch Enterprises, an Alabama General Partnership

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

EXHIBIT "A"

Parcel 1: The NE $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 3, Township 22, Range 1 West, Shelby County, Alabama.

Parcel 2: The NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 22 South, Range 1 West. The W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 34, Township 21, Range 1 West, except that part deeded to Albert Ingram and described as follows: Beginning at the Northwest corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 34, Township 21, Range 1 West, thence East 70 yards; thence South to the North line of Columbiana Calera Public road thence in a Westerly direction along the North side of said road to the Section line between Sections 33 and 34; thence North along said Section line to the point of beginning, and except all that part lying North of the new State Highway No. 25 By-Pass in Shelby County, said property having been conveyed to John Swint Eades and wife, Nellie Boockholdt Eades by Leslie R. Longshore and said deed having been recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Deed Book 249, Page 465.

Parcel 3: Also 60 acres off of the West side of the E $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 34, Township 21, Range 1 West. Less and except that part lying North of the New State Highway No. 25 By-Pass right-of-way. All situated in Shelby County, Alabama.

\$135,000 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith.

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 GRANTEES, 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 25th day of July, 1985.

Joyce M. Collins
Rec 2.50
Ind 1.00
3.50
1985 AUG - 1 (Seal) 4: 06

William L. Welch (Seal)
William L. Welch
Lonnie B. Welch (Seal)
Lonnie B. Welch (Seal)

STATE OF ALABAMA

Jefferson COUNTY

Judge of Probate

General Acknowledgment

I, Joyce M. Collins, a Notary Public in and for said County, in said State, hereby certify that William L. Welch and Lonnie B. Welch 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of July, A. D., 1985

SouthTrust Bank

Joyce M. Collins
my commission expires 8/25/89
Notary Public.