

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Hwy. 280E, Suite 290E  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
MCGINNIS CONSTRUCTION CO.,  
INC.

Inst # 1999-40050

STATE OF ALABAMA)  
SHELBY COUNTY}

09/27/1999-40050  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJI 9.50

TITLE NOT EXAMINED

(General Warranty Deed)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, KENNETH R. WELCH and wife, LEIGH A. WELCH, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto MCGINNIS CONSTRUCTION CO., INC. (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in SHELBY County, Alabama:

Lot 516, according to the Survey of Yellowleaf Ridge Estates, Fifth Sector, as recorded in Map Book 25, Page 132, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1999 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1999.

Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

ALL OF THE PURCHASE PRICE WAS PAID FROM THE PROCEEDS OF A MORTGAGE CLOSED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 6<sup>th</sup> day of AUGUST, 1999.

*Kenneth R. Welch*

KENNETH R. WELCH

*Leigh A. Welch*

LEIGH A. WELCH

STATE OF ALABAMA)  
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that KENNETH R. WELCH and LEIGH A. 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 and as their act on the day the same bears date.

Given under my hand and seal of office this 6<sup>th</sup> day of AUGUST, 1999.

*Clayton T. Sweeney*  
Notary Public

My Commission Expires: ~~6-20-01~~

1-18-2001