

This Form Furnished by

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JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Grantee Address:

1032 Pebble Lane  
Alabaster, AL 35007

This instrument was prepared by

(Name)

DOUGLAS ROGERS

ATTORNEY AT LAW

(Address)

1920 MAYFAIR DRIVE

BIRMINGHAM, AL 35209

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty One Thousand Nine Hundred Fifty and no/100----DOLLARS

to the undersigned grantor, Guaranty Federal Savings and Loan Association a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto L. Carolyn Welch and Kay F. Welch

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

Lot 21, Block 8, according to the Survey of Bermuda Lake Estates, First Sector as recorded in Map Book 9, Page 98 in the Probate Office of Shelby County, Alabama

Subject to restrictions, easements, rights of way and building lines of record

Subject to taxes for 1987.

\$61,088.00 of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

Subject to statutory rights of redemption rising from that certain foreclosure deed recorded in Deed 104, page 628.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Senior Vice  
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 31 day of December, 19 86.

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

GUARANTY FEDERAL SAVINGS AND LOAN  
ASSOCIATION

1987 JAN 30 PM 8:12 By

*Eugene A. Byrd*  
Senior Vice President

STATE OF Alabama

COUNTY OF Jefferson  
I, the undersigned

JUDGE OF PROBATE

hereby certify that Eugene A. Byrd

a Notary Public in and for said County, in said State,

whose name as Sr. Vice President of Guaranty Federal Savings & Loan Assn., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 31

day of December

, 19 86

*J. Douglas Rogers*  
Notary Public