

544
This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
Rushing Corporation
c/o James F. Burford, III
Suite 200-A
100 Vestavia Office Park
Birmingham, AL 35216

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100 Dollars (\$155,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, LONNIE B. WELCH and wife, MYRTICE E. WELCH (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto RUSHING CORPORATION (herein referred to as Grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN FOR LEGAL DESCRIPTION.

SUBJECT TO: (1) Taxes due in the year 1990 and thereafter. (2) Easements of record. (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 111, Page 625 and Deed Book 127, Page 140 in Probate Office.

\$130,000.00 of the consideration recited herein was derived from a purchase money mortgage executed simultaneously herewith.

GRANTOR'S ADDRESS: 239 Big Springs Drive, Birmingham, AL 35216

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7 day of September, 1990.


Lonnie B. Welch (L.S.)
LONNIE B. WELCH

Myrtice E. Welch (L.S.)
MYRTICE E. WELCH

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that LONNIE B. WELCH and wife, MYRTICE E. 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of September, 1990.



Notary Public

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EXHIBIT "A"

WELCH TO RUSHING CORPORATION

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 25, Township 19 South, Range 3 West, more particularly described as follows Commence at the Northwest corner of said 1/4 1/4 Section; thence in an Easterly direction along the Northerly line of said 1/4 1/4 Section, a distance of 897.44 feet; thence 89 deg. 19 min. 08 sec. right, in a Southerly direction a distance of 82.27 feet; thence 54 deg. 43 min. 51 sec. right, in a Southwesterly direction a distance of 266.72 feet to the point of beginning; thence continue along last described course a distance of 157.23 feet; thence 90 deg. left, in a Southeasterly direction a distance of 180.00 feet; thence 90 deg. left, in a North-easterly direction a distance of 29.67 feet to the beginning of a curve to the left having a central angle of 75 deg. 24 min. and a radius of 104.38 feet; thence in a Northeasterly direction along the arc of said curve a distance of 137.36 feet to the end of said curve; thence Northwesterly along a line tangent to said curve, a distance of 105.34 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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|----------------|----------|
| | \$ 25.00 |
| | \$ 7.50 |
| | \$ 3.00 |
| | \$ 1.00 |
| 6. Contingency | \$ 1.00 |
| Total | \$ 36.50 |

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

90 SEP 11 PM 1:05

JUDGE OF PROBATE