

## WARRANTY DEED

1847

THE STATE OF ALABAMA,

Shelby COUNTY.

Serv tax notice to:  
 Michael H Welch &  
 Glynda M Janecek  
 2043 Willetts Dr  
 Birmingham 35244

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Seven Thousand & 00/100 (\$107,000) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof is hereby acknowledged we, Charley L. Bairnsfather and Louise N. Chamberlain Bairnsfather, husband and wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Michael H. Welch and Glynda M. Janecek, jointly for life with right of survivorship (herein referred to as GRANTEE(S).

heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama, to-wit:

Louise N. Chamberlain Bairnsfather and Louise N. Chamberlain is one and the same person.

LOT 112, ACCORDING TO THE SURVEY OF FOURTH ADDITION TO RIVERCHASE WEST, AS RECORDED IN MAP BOOK 7, PAGE 156, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 76,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 315 PAGE 770

|       |     |          |
|-------|-----|----------|
| 1     | ... | \$ 31.00 |
| 2     | ... | \$ 2.50  |
| 3     | ... | \$ 2.50  |
| 4     | ... | \$ 1.50  |
| 5     | ... | \$ 1.50  |
| 6     | ... | \$ 1.50  |
| Total |     | \$ 37.50 |

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have ve a good right to sell and convey the same to the said GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seal 8, this 24th day of October 19 90

WITNESS:

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

90 OCT 26 AM 8:58

JUDGE OF PROBATE

Charley L. Bairnsfather (L. S.)  
Charley L. Bairnsfather

Louise N. Chamberlain Bairnsfather (L. S.)  
Louise N. Chamberlain Bairnsfather

THE STATE OF ALABAMA,

Shelby COUNTY.

I, the undersigned a Notary Public in and for said State hereby certify that Charley L. Bairnsfather and Louise N. Chamberlain Bairnsfather, husband and wife

whose name 8 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 24 day of March 19 90

Commission Expires 12-7-92

Veresa Wick  
Veresa Wick

Notary Public.

Thomas S. Foster

FOR RECORDING ONLY