

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THREE THOUSAND NINE HUNDRED & NO/100— (\$83,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Joseph A. Huckestein and wife, Karen D. Huckestein (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kenneth Randall Welch, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 12; thence run South 88 deg. 36 min. 08 sec. East along the South line of said Section 12 a distance of 2662.03 feet; thence run North 03 deg. 35 min. 14 sec. East a distance of 212.09 feet to a point on the North right of way of Shelby County Highway #49, said point being the point of beginning; thence continue along last described course a distance of 1138.31 feet; thence run North 89 deg. 51 min. 42 sec. East a distance of 177.76 feet; thence run South 03 deg. 53 min. 42 sec. West a distance of 1005.02 feet; thence run South 03 deg. 27 min. West a distance of 194.2 feet to a point on the North right of way of said Shelby County Highway #49; thence run North 70 deg. 26 min. 43 sec. West along said right of way a distance of 179.39 feet to the point of beginning. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$84,804.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 63-D County Road 49, Columbiana, Alabama 35051

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of December, 1990.

State of Alabama  
Shelby County

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

Joseph A. Huckestein (SEAL)  
Joseph A. Huckestein

General Acknowledgment

91 JAN -3 PM 1:07

Karen D. Huckestein (SEAL)  
Karen D. Huckestein

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Huckestein and wife, Karen D. Huckestein 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 31st day of December A.D., 1990.

My commission expires:

3-10-91

1. Deed Tax \$10.00  
2. Map Tax \$0.00  
3. Indexing Fee \$4.00  
4. Notary Fee \$1.00  
5. Certified Fee \$1.00  
Total \$16.00  
Notary Public