The instrument was prepared by	Send Tax Notice To:	WILLIAM L. WELCH
JAMES R. MONCUS, JR.	Della Pari totta	name 3617 WYNGATE LANE
1318 ALFORD AVENUE SUITE 102 BIRMINGHAM, ALABAMA 35226	•	address BIRMINGHAM, AL 35242
AV ARRANTY DEED-		DIRECTOR
JEFFERSON COUNTY KNOW ALL MEN BY T		
That in consideration of THREE HUNDRED FORTY-FIVE THOUSAND AND NO/100 (\$345,000,00)		
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I		
SHEILA H. COHEN AND HUSBAND, BERNARD A. COHEN		
(herein referred to as grantor, whether one or more), grant, bargs	ain, sell and convey uni	to
WILLIAM L. WELCH	dagamihad vant metets	. witnested in
(herein referred to an grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:		
LOT 5, BLOCK 4, ACCORDING TO THE MAP OF WYNGATE, FIRST SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 13, AND AMENDED IN MAP BOOK 11, PAGE 81, AND FURTHER AMENDED IN MAP BOOK 12, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.		
SUBJECT TO 1992 AD VALOREM TAXES AND THEREAFTER.		
SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.		
\$ 200,000.00 OF THE ABOVE MENTIONED CONSIDERAT LOAN CLOSED SIMULTANEOUSLY HEREWITH.	ION WAS PAID FRO	M THE PROCEEDS OF A MORTGAGE
	inst # 1992-	19608
	09/10/1992-1 11:50 AM CER SHELBY COUNTY JUDGE OF 081 NCD 15	F PROBATE
And I (we) do for myself (ourselves) and for my (our) heirs, extended heirs and assigns, that I am (we are) lawfully selsed in fee sin unless otherwise noted above; that I (we) have a good right to sell a heirs, executors and administrators shall warrant and defend the against the lawful claims of all persons. IN WITNESS WHEREOF, we have hereunto set	ecutors, and administrat nple of sald premises; th nd convey the same as a same to the sald GRAN	ors covenant with the said GRANTEES, at they are free from all encumbrances, foresaid; that I (we) will and my (our) TEES, their heirs and assigns forever.
48 11	Marke	Hohan (Seal)
(Seal)	SHELLA H. COH	(Seal)
	BERNARD A. CO	HEN (Seal)
(Seal)	,	(Sea!)
STATE OF ALABAMA JEFFERSON COUNTY	General Acknowledge	
thereby certify that SHEILA H. COHEN AND HUSBAND, BER whose name aigned to the foregoing convey on this day, that, being informed of the contents of the conveyance on the day the same bears date. Given under my hand and official seal this. Given under my hand and official seal this.	ance, and who THEIR	known to me, acknowledged before me executed the same voluntarily A. D., 19.92 Notary Public MONCUS, JR.