

This instrument was prepared by

(Name)

(Address)

Send Tax Notice To:

name

address

WARRANTY DEED-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Nine Thousand Five Hundred Fifty & 00/100--(\$169,550.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Wanda Game as Executrix of the Estate of J. E. Rutherford, deceased in Probate Case #30-82

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

LONNIE B. WELCH and WAYNE B. WELCH

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION ATTACHED

Inst # 1992-29944

12/14/1992-29944
01:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HJS 181.50

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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 20th day of November 19 92.

(Seal)

(Seal)

(Seal)

Wanda Game

(Seal)

Wanda Game, as Executrix of the Estate of J. E. Rutherford, deceased Probate Case # 30-82

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda Game, as Executrix of the Estate of J. E. Rutherford, deceased whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November A. D., 19 92.

Andy W. Vincent

Notary Public

My Commission Expires:

3-20-94

PRECISION PRINTING 491-6565 Form 6-8-90

EXHIBIT A

WELCH - LEGAL DESCRIPTION

PARCEL I

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 1, Township 20 south, Range 2 West, Shelby County, Alabama, and run thence North 88 degrees, 37 minutes, 17 seconds West along the South line of said quarter-quarter a distance of 580.86 feet to a point; Thence North 0 degrees, 40 minutes, 12 seconds East a distance of 391.50 feet to a point; Thence South 88 degrees, 35 minutes, 51 seconds East a distance of 574.66 feet to a point on the East line of said Northeast quarter of the Northeast quarter of said Section 1; thence South 0 degrees, 14 minutes, 18 seconds East along said East line a distance of 391.39 feet to the point of beginning; being situated in Shelby County, Alabama. ALSO included is an easement over the West 110 feet of the South 15 feet of said quarter-quarter Section as received by Grantors in Deed recorded in Deed Book 274, Page 339, in Probate Office of Shelby County, Alabama. ALSO included is a 15 foot nonexclusive easement, the centerline of which begins at the Northwest corner of the property herein conveyed and extends Westward 210 feet to the West boundary of said quarter-quarter Section and is the same easement as recorded in Deed Book 329, Page 847 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

PARCEL II

Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 88 degrees, 37 minutes, 17 seconds West along the South line of said quarter-quarter a distance of 580.86 feet to the "POINT OF BEGINNING", thence continue along last described course a distance of 580.85 feet to a point, thence North 1 degree, 34 minutes, 38 seconds East a distance of 391.71 feet to a point, thence South 88 degrees, 35 minutes, 51 seconds East a distance of 574.65 feet to a point, thence South 0 degrees, 40 minutes, 12 seconds West a distance of 391.50 feet to the "POINT OF BEGINNING". ALSO, included is an easement over the West 110 feet of the South 15 feet of said quarter-quarter Section as received by Grantors in Deed recorded in Deed Book 274, Page 339 in Probate Office of Shelby County, Alabama. ALSO included is a 15 foot nonexclusive easement, the centerline of which begins

STEWART TITLE
GUARANTY COMPANY

at the Northwest corner of the property herein conveyed and extends Westward for 210 feet to the West boundary of said quarter-quarter Section and is the same easement as recorded in Book 329, Page 847 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

PARCEL III

Parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of of Northeast Quarter of Northeast Quarter of Section 1, Township 20 South, Range 2 West, and run East along the South line of said Quarter-Quarter for 210.0 feet; thence 89 degrees, 47 minutes, 30 seconds left and run northerly and parallel to the West line of said Quarter-Quarter 392.0 feet to the point of beginning; thence continue along the last stated course 392.0 feet; thence 89 degrees, 48 minutes, 37 seconds, right and run Easterly 1139.96 feet to the East line of said Quarter-Quarter; thence 88 degrees, 20 minutes, 25 seconds right and run South along the East line of said Quarter-Quarter 392.0 feet; thence 91 degrees, 39 minutes, 06 seconds right and run West 1152.63 feet to the point of beginning. ALSO a right of way for ingress and egress over and across the following described property more particularly described as follows: The North 15 feet of the following described property: A lot or parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of the above said Quarter-Quarter, thence run South along the West line for a distance of 910.0 feet to the point of beginning; thence continue along same line for a distance of 210.0 feet; thence run East for a distance of 210.0 feet; thence run North and parallel to the West line for a distance of 210.0 feet; thence run West for a distance of 210.0 feet to the point of beginning. Situated in Shelby County, Alabama. ALSO: A right-of-way for ingress and egress over and across the most westerly 15 feet of the Northeast Quarter of the Northeast Quarter of section 1, Township 20 South, Range 2 West, Shelby County, Alabama.

All being situated in Shelby County, Alabama.

Inst # 1992-29944

12/14/1992-29944
01:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MJS 181.50

STEWART TITLE
GUARANTY COMPANY