

This instrument was prepared by

W.L. Welch
Send Tax Notice To: L.B. Welch
name
P.O. Box 20688
address Birmingham, Al 35216

(Name) Jones & Waldrop
1009 Montgomery Highway
(Address) Birmingham, Alabama 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Five Thousand and No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sandra F. Glover, a married woman and Cynthia F. Warren, a married woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

W. L. Welch and L. B. Welch

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description of the property which is incorporated herein for all purposes.

Subject to:

1. Taxes for the year 1993 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

This property is not the homestead of the grantors or their spouses.

06/18/1993-17891
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 84.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, We have hereunto set our hand(s) and seal(s), this 14th
day of June, 1993

WITNESS:

(Seal)

(Seal)

(Seal)

Sandra F. Glover

Cynthia F. Warren

(Seal)

(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 Sandra F. Glover and Cynthia F. Warren

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 14th day of June, A. D., 1993

Lindy W. Percerné

Notary Public

My Commission expires:

3-20-94

PRECISION PRINTING 491-6568 Form 6-6-90

STEWART TITLE

CASE NO. 93060059

EXHIBIT A - LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama and run thence Westerly along the North line of said 1/4-1/4 section a distance of 526.00 feet to the point of beginning of the property being described; Thence continue along last described course a distance of 739.27 feet to a point; Thence turn 101 degrees 45 minutes 09 seconds left and run Southeasterly 365.27 feet to a point; Thence turn 1 degree 46 minutes 00 seconds right and run 100.65 feet to a point; Thence turn 20 degrees 55 minutes 00 seconds right and run Southwesterly 139.23 feet to a point; Thence turn 202 degrees 00 minutes 00 seconds right and run 48.17 feet to a point; Thence turn 27 degrees 48 minutes 00 seconds right and run 63.40 feet to a point on the North right of way line of Highway No. 31 in a curve to the left having a central angle of 11 degrees 33 minutes 59 seconds, and a radius of 2,770.64 feet; Thence turn 96 degrees 56 minutes 17 seconds left to chord and run Southeasterly along the chord of said curve a chord distance of 558.36 feet, to a point; Thence turn 100 degrees 19 minutes 47 seconds left from chord and run Northeasterly 274.50 feet to a point; Thence run 81 degrees 46 minutes 55 seconds left and run Northwesterly 218.24 feet to a point; Thence turn 70 degrees 42 minutes 31 seconds right and run Northeasterly 359.68 feet to a point; Thence turn 38 degrees 09 minutes 01 seconds left and run 114.67 feet to a point; Thence turn 27 degrees 27 minutes 04 seconds left and run 251.50 feet to a point; Thence turn 26 degrees 58 minutes 00 seconds left and run Northwesterly 116.87 feet to a point; Thence turn 17 degrees 40 minutes 55 seconds right and run Northerly 172.93 feet to the point of beginning.

Situated in Shelby County, Alabama.

Inst # 1993-17891

06/18/1993-17891
01:04 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 84.00