

This instrument was prepared by: CONWILL & JUSTICE
Attorneys at Law
P. O. Box 557
Columbiana, Alabama 35051

Grantee's Address:
P.O. Box 660404
Birmingham, AL 35266-0404

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100-----Dollars and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, JAMES MONROE SNYDER, JR., and wife, EDITH FAYE SNYDER; JOHN BRAXTON SNYDER, and wife, MARY SUE SNYDER; JACKIE EUGENE SNYDER, and wife, MAMIE RUTH SNYDER, MICHAEL EMBRY SNYDER, unmarried; CARMEN LYNNE ROBINSON, and husband, BENJAMIN DONALD ROBINSON; LULA PATRICIA A. SEWELL, and husband, AUTREY D. SEWELL; and WANDA SUE BAILEY and husband, CHARLES LAVAUGHN BAILEY, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto W. L. WELCH and L. B. WELCH (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See legal description on attached Exhibit A, which is incorporated herein. Subject to all transmission lines, power distribution lines, public roadways, and other improvements shown on survey plat by Martin Land Surveying, Billy R. Martin, R.L.S. No. 10659, dated March 29, 1995.

MINERAL AND MINING RIGHTS ARE NOT WARRANTED BY GRANTOR

The above grantors constitute all the heirs at law and next of kin of Ollie B. Snyder, deceased.

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TO HAVE AND TO HOLD to the said grantee, his her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we, will, and 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
28th day of March, 1995.

James Monroe Snyder, Jr. (SEAL)
James Monroe Snyder, Jr.

Edith Faye Snyder (SEAL)
Edith Faye Snyder

John Braxton Snyder (SEAL)
John Braxton Snyder

Mary Sue Snyder (SEAL)
Mary Sue Snyder

Jackie Eugene Snyder (SEAL)
Jackie Eugene Snyder

Mamie Ruth Snyder (SEAL)
Mamie Ruth Snyder

Michael Embry Snyder (SEAL)
Michael Embry Snyder

Carmen Lynne Robinson (SEAL)
Carmen Lynne Robinson

Benjamin Donald Robinson (SEAL)
Benjamin Donald Robinson

Lula Patricia A. Sewell (SEAL)
Lula Patricia A. Sewell

Autrey D. Sewell (SEAL)
Autrey D. Sewell

Wanda Sue Bailey (SEAL)
Wanda Sue Bailey

Charles Lavaughn Bailey (SEAL)
Charles Lavaughn Bailey

State of Alabama

General Acknowledgment

Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James Monroe Snyder, Jr., and wife, Edith Faye Snyder; John Braxton Snyder, and wife, Mary Sue Snyder; Jackie Eugene Snyder, and wife, Mamie Ruth Snyder; Michael Embry Snyder, unmarried; Carmen Lynne Robinson, and husband, Benjamin Donald Robinson; Lula Patricia A. Sewell, and husband, Autrey D. Sewell; and Wanda Sue Bailey, and husband, Charles Lavaughn Bailey, 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.

Manly Given under my hand and official seal this 28th day of
1995.

H. H. H. H.
Notary Public

Exhibit A

From the Southeast corner of Section 26, Township 19 South, Range 2 East, Shelby County, Alabama, proceed N 0° 35' 18" E along the East boundary of said Section 26 and along or near the center of a County Paved Road for a distance of 1420.63 feet to the Point of Beginning of herein described parcel of land; thence from said Point of Beginning continue N 0° 35' 18" E along said East boundary for a distance of 1222.62 feet to the Northeast corner of the SE $\frac{1}{4}$ of said Section 26; thence proceed along the North boundary of said SE $\frac{1}{4}$ of said Section 26 N 89° 36' 48" W 2647.33 feet to a point on an accepted fence line; thence continue along said fence line S 0° 28' 56" W 1318.97 feet; thence continue along fence line S 89° 48' 23" E 935.55 feet; thence continue along fence line S 89° 56' 03" E 1109.03 feet; thence continue along fence line N. 0° 45' 52" E 98.05 feet; thence S 88° 33' 26" E and along said fence 600.13 feet back to the Point of Beginning of herein described parcel of land, containing 78.52 acres.

The above described parcel of land is located in the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 19 South, range 2 East, Shelby County, Alabama.

According to survey and plat by Martin Land Surveying, Billy R. Martin, R.L.S. No. 10659, dated 3/29/95.

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