

This instrument was prepared by:
John L. Hartman, III
P. O. Box 846
Birmingham, AL 35201

Welch Enterprises
Send Tax Notice To:

Box 660404

314 35266

Warranty Deed
STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty-five Thousand and no/100 Dollars (\$135,000.00) to the undersigned grantors, MARY KATHLEEN JACKSON, a married woman, MARY TERESA DILLARD, an unmarried woman, MARY SUZANNE BEARDEN, a married woman, and BARNEY HAROLD KNIGHT, JR., an unmarried man, (herein referred to as GRANTORS) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto WELCH ENTERPRISES, (hereinafter referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

1995-09660
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Two parcels of land situated in the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL III:

Commence at the Northeast corner of said 1/4-1/4 Section, thence turn an interior clockwise angle of 69°03'45" as measured from the East line of said 1/4-1/4 Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of 17°35'30" and run in a Westerly direction for a distance of 167.84 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 56.76 feet to an iron pin set; thence turn an angle to the left of 73°57'46" and run in a Southwesterly direction for a distance of 215.54 feet to a PK nail set; thence turn an angle to the left of 88°27'00" and run in a Southeasterly direction for a distance of 53.01 feet to a PK nail set; thence turn an angle to the left of 91°10'00" and run in a Northeasterly direction for a distance of 232.65 feet to the point of beginning.

PARCEL IV:

Commence at the Northeast corner of said 1/4-1/4 Section, thence turn an interior clockwise angle of 69°03'45" as measured from the East line of said 1/4-1/4 Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of 17°35'30" and run in a Westerly direction for a distance of 224.60 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 85.98 feet to an iron pin set; thence turn an angle to the left of 74°25'47" and run in a Southwesterly direction for a distance of 189.59 feet to a PK nail set; thence turn an angle to the left of 87°58'59" and run in a Southeasterly direction for a distance of 81.12 feet to a PK nail set; thence turn an angle to the left of 91°33'00" and run in a Northeasterly direction for a distance of 215.54 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Rights of other parties in and to that certain driveway easement running along the West line of Parcel herein and being recorded in Instrument 1995-_____, in the Probate Office of Shelby County, Alabama; (3) Mineral and mining rights and rights incident thereto recorded in Volume 11, page 344, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 127, page 566, in the Probate Office of Shelby county, Alabama; (5) Right of Way to Southern Bell Telephone and Telegraph Company, recorded in Real 4, page 593, in the Probate

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SHELBY COUNTY JUDGE OF PROBATE
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Office of Shelby County, Alabama; (6) Easement to the City of Pelham, recorded in Volume 286, page 879, in the Probate Office of Shelby County, Alabama.

The above described property does not constitute the homestead of any of the GRANTORS herein.

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 the 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 noted 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 the _____ day of April, 1995.

Mary Kathleen Jackson (Seal)
MARY KATHLEEN JACKSON

Mary Teresa Dillard (Seal)
MARY TERESA DILLARD

Mary Suzanne Bearden (Seal)
MARY SUZANNE BEARDEN

Barney Harold Knight, Jr. (Seal)
BARNEY HAROLD KNIGHT, JR.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARY KATHLEEN JACKSON, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of April, 1995.

[Signature]
Notary Public

STATE OF LOUISIANA)

PARRISH OF DeSoto)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARY TERESA DILLARD, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3rd day of April, 1995.

[Signature]
Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said

State, hereby certify that MARY SUZANNE BEARDEN, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of April, 1995.

J. C. [Signature]
Notary Public

STATE OF FLORIDA)

Pinellas COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that BARNEY HAROLD KNIGHT, JR., an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5 day of April, 1995.



Deborah Youngblood
Notary Public

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SHELBY COUNTY JUDGE OF PROBATE
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