

7500-

SEND TAX NOTICE TO:

(Name) LaTonia A. Welborn and
Jeffrey L. Welborn
(Address) 1407 Westover Road
Harpersville, AL 35078

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Richard Allen Adaway and wife, Betty Jo Adaway

(herein referred to as grantors) do grant, bargain, sell and convey unto our daughter and son-in-law,

LaTonia A. Welborn and husband, Jeffrey L. Welborn

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

Shelby County, Alabama to-wit:

A parcel of land located in the SW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Begin at the Northwest corner of said 1/4-1/4 Section; thence run East along the North line of said 1/4-1/4 Section a distance of 330.0 feet; thence turn right 91 deg. 32 min. 30 sec. a distance of 132.06 feet; thence turn right 88 deg. 27 min. 30 sec. a distance of 330.0 feet to the West line of said Section 23; thence turn right 91 deg. 32 min. 30 sec. a distance of 132.06 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO: An easement 30 feet wide, for the purpose of ingress, egress and utilities, between the above described and the public road, 15 feet on each side of the following described centerline.

Commence at the SE corner of the above described parcel: thence run west along the south line of said parcel a distance of 15 feet to the point of beginning of said centerline; thence turn left 88 deg. 27 min. 30 sec. a distance of 186.76 feet to the northwesterly right of way of Old Highway 1280 and the end of said centerline.

Mineral and mining rights excepted.

05/30/1995-13976
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 10.00

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 26th

day of May, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

Richard Allen Adaway (Seal)
(Richard Allen Adaway)
Betty Jo Adaway (Seal)
(Betty Jo Adaway)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Allen Adaway and wife, Betty Jo Adaway whose name s 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 26 day of May, A. D., 19 95.

Lance Brasher
Notary Public.

Inst # 1995-13976