

4,750

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred and No/100 (\$100.00) Dollars and other good and valuable consideration, to the undersigned Grantors, Samuel N. Cole and wife, Frances M. Cole, in hand paid by Stewart H. Welch, Jr., the receipt whereof is hereby acknowledged, the said Grantors do grant, bargain, sell and convey unto the said Grantee, Stewart H. Welch, Jr., all of our undivided one-sixth (1/6) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

South one-half of the southwest one quarter Section 13, Township 20, Range 2 West, North one-half of NW 1/4 Section 24, Township 20, Range 2 West except 8 acres described as follows: Commencing at the southeast corner of Northeast quarter of Northwest quarter of said Section 24 and run thence north along the east boundary of said quarter-quarter section 142 yards to creek, then up said creek in a westerly direction 208 yards to an old ford, thence south to south boundary of said quarter-quarter section, thence east along the south boundary of said quarter-quarter section to beginning point. Also the northeast quarter of northeast quarter of Section 23, Township 20, Range 2 West, being 192 acres more or less and located in Shelby County, Alabama. Mineral and mining rights excepted.

There is also excepted the following:

1. Plantation Pipe Line Company easement, from Mrs. B. C. Kendrick and others, dated July, 1941, across SW 1/4 of SW 1/4 of Section 13.
2. Right of way to Alabama Power Company, dated July 5, 196_, and recorded in Deed Book 215, Page 332. (Affects only SE 1/4 of SW 1/4, Sec. 13.)
3. Easement for pipe line to Colonial Pipeline Co., dated July 2, 1962, and recorded in Deed Book 221, Page 750. (Affects only SW 1/4 of SE 1/4, Section 13.)
4. Any right of way for public roads across any part of the property.
5. Easement granted to Alabama Power Company recorded in Book 238 at page 739.
6. Easement, grant and amendment to Plantation Pipe Line Company, recorded in Book 253, page 578, et seq.
7. Right of way easement granted to Colonial Pipeline Company, recorded in Book 267 at page 824, et seq.

TO HAVE AND TO HOLD, To the said Stewart H. Welch, Jr., his, heirs, successors and assigns, forever.

And we do for ourselves, and for our heirs, executors and administrators, covenant with said Grantee, his heirs, successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all liens and encumbrances;

1/66 Cross Creek Ark
Blam, et al 35213

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right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall forever warrant and defend the same to the said Stewart H. Welch, Jr., his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 22 day of September, 1995.

Samuel N. Cole
Frances M. Cole

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Samuel N. Cole and wife, Frances M. Cole, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of September 1995.

Jan D. Russell
Notary Public

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