

Send Tax Notice To:
Anthony J. Bruno
1212 South Cove Lane
Birmingham, Alabama 35216

This Instrument prepared by:
Marjorie O. Dabbs, Esq.
Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
Birmingham, Alabama 35209

Inst # 1996-06624

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

\$10.00

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, WILLIAM L. WELCH, an unmarried man ("Grantor") does hereby grant, bargain, sell and convey unto ANTHONY J. BRUNO ("Grantee"), his heirs, personal representatives and assigns, the real estate described on Exhibit A attached hereto and made a part hereof, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto. This conveyance is made subject to those items set forth in Exhibit A.

TO HAVE AND TO HOLD to the said Grantee, his heirs, personal representatives and assigns. And Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantee, his heirs, personal representatives and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors and administrators of Grantor shall warrant and defend the same to the said Grantee, his heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 27th day of February, 1996.

"GRANTOR:"

William L. Welch [SEAL]
WILLIAM L. WELCH

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WILLIAM L. WELCH, 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 27th day of February, 1996.

[SEAL]

Levi M. Faushee
Notary Public

My Commission expires: 8-14-99

03/01/1996-06624
09:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 388.50

EXHIBIT A

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the NE 1/4 of the SE 1/4 of said Section 21; thence run West along the Quarter line 596.95 feet; thence left 90 deg. 00 min., 360.00 feet to the Point of Beginning on the South line of Brookline Parkway; thence continue Southerly along the same course 865.23 feet; thence right 90 deg. 23 min. 43 sec., 689.95 feet to a point on a curve along the Easterly right of way of Shelby County Highway No. 17; thence right 95 deg. 36 min. 53 sec. to the chord of said curve having a radius of 1178.28 feet and a central angle of 17 deg. 28 min. 51 sec.; thence run Northerly along the curve concave Westerly, a distance of 359.49 feet; thence left from the chord of said curve 8 deg. 44 min. 24 sec. Northerly, 538.01 feet to the South line of Brookline Parkway; thence right 93 deg. 34 min. 42 sec., 685.98 feet to the Point of Beginning.

This conveyance is made subject to the following:

1. 1996 ad valorem taxes, a lien but not yet due and payable.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Real 142 page 221 in Probate Office.
3. Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 154 page 384 in Probate Office.
4. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 1 page 332 in Probate Office.
5. Easement(s) to Town of Helena as shown by instrument recorded in Deed Book 305 page 394, 396, 398, 400 and 402 in Probate Office.
6. Drainage easement condemned by the State of Alabama under Case No. 28-35 as recorded in Real 249 page 370 and Real 226 page 869 in Probate Office and as shown on the survey of Ben F. Carr dated December 19, 1995.
7. Location of concrete flume, 8 foot cross tie retaining wall, 2 foot wide wooden steps, sanitary sewer system and manholes, 36 inch RCP, and 8 foot headwall, all as shown on the survey by Ben F. Carr dated December 19, 1995.

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