

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

Lonnie B. Welch

NAME William H. Halbrooks
ADDRESS 704 Independence Plaza
Birmingham, Alabama 35209

239 Big Springs Drive
B'ham, AL 35216

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-Seven Thousand, Five Hundred & no/100-----(\$97,500.00)Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Marshall C. Nichols and wife, Patricia Carol Nichols

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lonnie B. Welch

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

Inst # 1996-40167

Inst # 1996-40167

12/06/1996-40167
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 108.50

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 2nd day of December, 1996

(Seal)

Marshall C. Nichols

(Seal)

(Seal)

Patricia C. Nichols
Patricia Carol Nichols

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marshall C. Nichols and wife, Patricia Carol Nichols 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.

Given under my hand and official seal this 2nd day of December,

A. D., 19 96

William H. Halbrooks
William H. Halbrooks

Notary Public.

EXHIBIT "A"

12-07-1996 12:10 PM
A tract of land located in the W 1/2 of the SE 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as commencing at the SW corner of the SE 1/4 of the NE 1/4 of said Section 1; thence South 88 deg. 42 min. East along the South line of said forty, 330.0 feet; thence North 1 deg. 43 min. East 630.0 feet to the place of beginning; thence from the place of beginning North 1 deg. 43 min. East 690.0 feet to the North side of an unpaved road and the North line of the SE 1/4 of the NE 1/4 of said Section 1; thence South 88 deg. 42 min. East along the North line of said 1/4 1/4, 330.0 feet; thence South 1 deg. 43 min. West and parallel to the West line of said 1/4 1/4, 690.0 feet; thence North 88 deg. 42 min. West and parallel to the North line of said 1/4 1/4, 330.0 feet to the place of beginning; being situated in Shelby County, Alabama.

Subject to a 20 foot easement for a public road and/or utilities across the North boundary of said property and a 15 foot easement for a road and/or utilities across the West boundary of said property.

Mineral and mining rights excepted.

Inst #1996-40167

12/06/1996-40167
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 60450