

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) James L. Welch & Lou Welch
(Address) 167 13th Street SW P.O. Box 1052
Alabaster, AL 35007-0105
35021

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Two Thousand and No/100 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we,
Dana Blankenship, An Unmarried Woman
(herein referred to as grantors), do grant, bargain, sell and convey unto
James L. Welch and wife, Lou Welch
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL
HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY
THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 50,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

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SELF-CERTIFIED
12.00

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 10th
day of February, 1997.

WITNESS

(Seal)

(Seal)

(Seal)

Dana Blankenship (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Dana Blankenship, 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 10th day of February, AD. 19 97

My Commission Expires:

Notary Public

Exhibit "A"

Commence at the Southeast corner of SE 1/4 of SE1/4 of Section 32, Township 20 South, Range 3 West and run West along the South line of said forty acres, 720 feet to the East line of a road, being the point of beginning; thence North 2 degrees West and along said road 125 feet; thence North 88 degrees 47 minutes East 90 feet; thence South 2 degrees East 125 feet to the South line of said forty acres, thence West along same 90 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1997-05448

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 33.00