

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Thomas L. Foster, Attorney

ADDRESS: 1201 N. 19th St., B'ham, AL 35234

Lonnie B Welch
2201 Royal Crest Circle
Bham, 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 --One Hundred Forty Thousand and 00/100--(\$140,000.00)-DOLLARS

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

Joseph Habshey, a married man

(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" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

This property is not the homestead of the undersigned grantor.

Inst # 1997-27638

08/28/1997-27638
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 151.00

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, I have hereunto set my hands(s) and seal(s), this 25th day of August, 1997

(Seal)

Joseph Habshey

(Seal)

(Seal)

(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 Joseph Habshey, a married 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August, A. D., 1997

EXHIBIT "A"

A part of the SW diagonal 1/2 of the SW 1/4 of the NW 1/4 of Section 15, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the SW corner of said 1/4-1/4 section; thence North along the West line thereof a distance of 250.0 feet; thence 90 degrees 43 minutes 30 seconds right, in a Easterly direction a distance of 832.0 feet to the point of beginning; thence continue on last described course a distance of 250.0 feet; thence 135 degrees 14 minutes left in a Northwesterly direction a distance of 344.24 feet; thence 73 degrees 43 minutes 06 seconds left in a Southwesterly direction a distance of 160.10 feet; thence 77 degrees 03 minutes 43 seconds right in a Northwesterly direction a distance of 335.0 feet; thence 77 degrees 03 minutes 43 seconds left in a Southwesterly direction a distance of 10.26 feet; thence 102 degrees 56 minutes 17 seconds left in a Southeasterly direction a distance of 549.87 feet to the point of beginning.

Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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