

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE
2700 Highway 280 South
Suite 101-W
Birmingham, Alabama 35223

JEANNE E. WELSH
276 WOODBURY DRIVE
STERRETT, AL 35147

File #S70274

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETY THREE THOUSAND DOLLARS and 00/100 (\$193,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JIM WHITLEY CONSTRUCTION CO., INC. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JEANNE E. WELSH and WILLIAM P. WELSH (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 205, ACCORDING TO THE SURVEY OF FOREST PARK-2ND SECTOR, AS RECORDED IN MAP BOOK 22, PAGE 71, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.

\$123,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANIOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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

Inst # 1997-42459

12/31/1997-42459

11:57 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DOE WEL \$1.00

IN WITNESS WHEREOF, JIM WENTLEY CONSTRUCTION CO., INC. the said GRANTOR,
by , its , President , who is
authorized to execute this conveyance has hereto set his signature and seal, this
the 15th day of December, 1997.

JIM WENTLEY CONSTRUCTION CO., INC.

By:  (SEAL)
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here
by certify that ~~James H. Wentley, Jr.~~ ^{James H. Wentley, Jr.} of JIM WENTLEY CONSTRUCTION CO., INC., a
corporation, 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, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation, on the day the same bears
date.

Given under my hand and official seal this 15th day of December, 1997.


Notary Public
My commission expires 12-31-97

Inst # 1997-42459

12/31/1997-42459
11:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 81.00

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