

This instrument was prepared by

Send Tax Notice To: John Stacey Welch, Jr.

(Name) Larry L. Halcomb

name

213 Lane Park Circle

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Maylene, AL 35114

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND AND NO/100

DOLLARS (\$154,000.00)

to the undersigned grantor, Harbar Construction Comapny, Inc

a corporation.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto John Stacey Welch, Jr. and wife, Carolyn Michelle Welch

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL

to-wit:

Lot 504, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 5th Addition, as recorded in Map Book 21, Page 133, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1998.

Subject to restrictions and covenants, 35 foot building line, and easement, of record.

\$ 138,600.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-01680

01/16/1998-01680
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
24.00

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of January 1998

Harbar Construction Comapny, Inc

ATTEST:

By B. J. Harris
B. J. Harris, President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that B. J. Harris

whose name as President of Harbar Construction Comapny, 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,

Given under my hand and official seal, this the 12th day of January 1998

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

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