

Document Prepared By:
Barksdale and Johnson, L.L.C.
2700 Hwy 280 E, Suite 60
Birmingham, AL 35223

Send Tax Notice To:
Lonnie B. Welch
239 Big Springs Drive
Birmingham, AL 35216

1998-23417

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION Five Hundred Dollar and No(\$500.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged, We or I, Gregory A. Welch and his wife, Pamela D. Welch

(Herein referred to as Grantor(s)), grant, sell, bargain and convey unto
Lonnie B. Welch

(Herein referred to as Grantee(s)),

the following described real estate, situated in Jefferson County, Alabama to wit:

Lot 39, according tot he Map of Ivy Brook, Phase Two-First Addition, as recorded in Map Book 19, page35, in the Office of the Judge of Probate Shelby County, Alabama,


Subject to easements, restrictions, mineral and mining rights and subject to current taxes not yet due.


TO HAVE AND HOLD the aforementioned premises in fee simple to the said GRANTEE, and his/her heirs, successors and assigns forever.

And said GRANTOR(S) does for him/herself, his/her heirs, successors and assigns, covenant with said GRANTEE(S), his/her successors, and assigns, that GRANTOR(S) is lawfully seized in fee simple of said premises, that they are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid, and that he/her will and his/her heirs, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), his/her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereto set her signature this 18th day of Shelby, 1998.

GRANTOR(S):


Gregory A. Welch (Seal)


Pamela D. Welch (Seal)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public, in and for said County and State, hereby certify that Gregory A. Welch and his wife, Pamela D. Welch who personally appeared before me and is known to me, having been duly sworn and informed of the contents of this conveyance, did voluntarily set forth her signature(s) this day of , 1998.

Given under my hand and seal this 18th day of June, 1998.

My commission expires: 2-20-01


Notary Public

06/24/1998-23417
01:15 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 WEL 9.00