

SEND TAX NOTICE TO:

(Name) Tom A. Welborn

(Address) 6341 Old Hwy 280
Stemett Ala 35147

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/98
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Eight Thousand and no/100

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we.

Wayne Hutchison and wife, Monika Hutchison

(herein referred to as grantors) do grant, bargain, sell and convey unto

Tom A. Welborn and Julia Ann Welborn

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence South 1 degree 31 minutes 00 seconds West, a distance of 908.35 feet to the South right of way line of Shelby County Highway No. 280 and the Point of Beginning; thence South 1 degree 31 minutes 00 seconds West a distance of 531.20 feet; thence North 82 degrees 47 minutes 03 seconds West a distance of 143.58 feet to the East edge of a paved road; thence North 21 degrees 45 minutes 38 seconds West, a distance of 52.22 feet along the East edge of pavement; thence North 29 degrees 01 minutes 01 second West, a distance of 72.83 feet along the East edge of pavement; thence North 30 degrees 19 minutes 29 seconds West, a distance of 199.36 feet along the East edge of pavement; thence North 28 degrees 18 minutes 06 seconds West, a distance of 57.07 feet along the east edge of pavement; thence North 20 degrees 06 minutes 41 seconds West a distance of 18.33 feet along the East edge of pavement; thence North 16 degrees 25 minutes 07 seconds East a distance of 9.18 feet along the East edge of pavement and to the South right of way line of Shelby County Highway No. 280; thence North 65 degrees 59 minutes 54 seconds, East a distance of 374.80 feet along the south right of way line of Shelby County Highway No. 280 to the POINT OF BEGINNING.

According to the survey of Larry W. Carver, Al. Reg. No. 15454, dated January 30, 1999.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way and permits of record.

\$83,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

A.T. Dunn is the Surviving Grantee in that certain deed recorded in Deed Book 272-327.

The other grantee, Evelyn Virginia Dunn is deceased, having died 01/05/94.
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 the same shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee herein shall take as tenants in common.

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

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 28th day of April, 1999

WITNESS:

(Seal)

Wayne Hutchison (Seal)
Wayne Hutchison

(Seal)

Monika Hutchison (Seal)
Monika Hutchison

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Wayne Hutchison and Monika Hutchison

whose name s are are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 28th day of April, A.D. 19 99

My Commission Expires: 10/16/2000

Notary Public