

This Instrument Was Prepared By:  
John R. Holliman, Esq.  
2491 Pelham Parkway  
Pelham, Alabama 35124

Inst # 2002-17987

04/17/2002-17987  
02:11 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 HSR 17.50

\$100,000.00

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Lonnie B. Welch, married, not homestead, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Wayne B. Welch, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

See attached Exhibit A which is hereby incorporated by reference.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

\$100,000.00 was paid from first mortgage recorded herewith.

Grantee's address: 2201 ROYAL CREST CIR  
BIRMINGHAM AL 35216

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for himself, his successors and assigns covenants with the said GRANTEE, his heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns 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 has hereunto set my hand and seal on  
this the 8th day of April, 2002.

Lonnie B. Welch  
Lonnie B. Welch

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lonnie B. Welch, married, not homestead, 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 the 8th day of  
April, 2002.

[Signature]  
Notary Public

My Commission Expires:

8/29/08

## EXHIBIT A

### Parcel 1

A tract of land located in the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as commencing at the Southwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 1; thence South 88 degrees 42 minutes East along the South line of said forty, 330.0 feet; thence North 1 degrees 43 minutes East 630.0 feet to the place of beginning; thence from the place of beginning North 1 degrees 43 minutes East 690.0 feet to the North side of an unpaved road and the North line of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 1; thence South 88 degrees 42 minutes East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$ , 330.0 feet; thence South 1 degrees 43 minutes West and parallel to the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  690.0 feet; thence North 88 degrees 42 minutes West and parallel to the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$ , 330.0 feet to the place of beginning; being situated in Shelby County, Alabama. Subject to a 20 foot easement for a public road and/or utilities across the North boundary of said property and a 15 foot easement for a road and/or utilities across the West boundary of said property.

Mineral and mining rights.

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