

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

\$138,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

Inst # 2002-17989

04/17/2002-17989
02:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HSB 17.50

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 for legal description 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.

\$138,000.00 was paid from first mortgage recorded herewith.

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

Together with all and singular the tenaments, 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:

8-29-02

EXHIBIT A

Parcel III

A part of the Southwest diagonal $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North along the West line thereof a distance of 250.0 feet; thence 90 degrees 43 minutes 30 seconds right, in a Easterly direction a distance of 832.0 feet to the point of beginning; thence continue on last described course a distance of 250.0 feet; thence 135 degrees 14 minutes left in a Northwesterly direction a distance of 344.24 feet; thence 73 degrees 43 minutes 06 seconds left in a Southwesterly direction a distance of 160.10 feet; thence 77 degrees 03 minutes 43 seconds right in a Northwesterly direction a distance of 335.0 feet; thence 77 degrees 03 minutes 43 seconds left in a Southwesterly direction a distance of 10.26 feet; thence 102 degrees 56 minutes 17

seconds left in a Southeasterly direction a distance of 549.87 feet to the point of beginning.

Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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