


THIS INSTRUMENT PREPARED BY:
Gene M. Sellers, Attorney
3410 Independence Drive
Suite 200
Birmingham, Alabama 35209

✓ SEND TAX NOTICE TO:
Wayne B. Welch
2201 Royal Crest Circle
Birmingham, AL 35216

Title Not Examined by Preparer.

WARRANTY DEED
STATE OF ALABAMA,


20021101000541390 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
11/01/2002 13:16:00 FILED/CERTIFIED

COUNTY OF SHELBY.

KNOW ALL MEN BY THESE PRESENTS, that for the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the undersigned Grantors, **Lonnie B. Welch**, a married man and **Wayne B. Welch**, a married man, do by these presents, grant, bargain, sell, and convey unto Grantee, **Wayne B. Welch**, the following described real estate, situated in ~~Jefferson~~ County, Alabama, to-wit:

W.W.
SHELBY

A part of the Southwest diagonal half of the SW 1/4 of NW 1/4 of Section 15, Township 19 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the Southeast one quarter of the Northeast one quarter of Section 16, Township 19 South, Range 2 West; thence run in a Northerly direction along the East line of said Quarter-Quarter section for a distance of 250 feet; thence turn an angle to the left of 88 degrees, 30 minutes and run in a Westerly direction for a distance of 268.47 feet to the point of intersection with the Southeasterly boundary of Valleydale Road; thence turn an angle of 150 degrees, 16 minutes, 24 seconds to the right and run in a Northeasterly direction along said right of way for a distance of 508 feet to the point of beginning. From the point of beginning thus obtained; thence continue along last described course for a distance of 180 feet; thence turn an angle to the right of 90 degrees, 00 minutes and run in a Southeasterly direction for a distance of 384.80 feet; thence turn an angle to the right of 118 degrees, 57 minutes 06 seconds and run in a Westerly direction for a distance of 256.81 feet; thence turn an angle to the right of 70 degrees, 47 minutes, 54 seconds and run in a Northwesterly direction for a distance of 264.27 feet to the point of beginning.

Subject to:

1. Ad Valorem taxes due and payable October 1, 2002.
2. Easements and restrictions of record.
3. Title to all minerals in, on and underlying the premises together with all mining rights, privileges and immunities including, without limitation, any release from damages which may have heretofore been reserved or granted.

The above described property is not the homestead of the Grantor.

TO HAVE AND TO HOLD, to the Grantee, his successors and assigns forever.

IN WITNESS WHEREOF, the said **Lonnie B. Welch** and **Wayne B. Welch** have hereto set their signatures and seals this the 17 day of October, 2002.

Witness

Myrtice E. Welch
Witness

Lonnie B. Welch
Lonnie B. Welch

Wayne B. Welch
Wayne B. Welch

STATE OF ALABAMA,

20021101000541390 Pg 2/2 19.00
Shelby Cnty Judge of Probate, AL
11/01/2002 13:16:00 FILED/CERTIFIED

COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Lonnie B. Welch**, 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.

Given under my hand and official seal this the 17 day of October, 2002.

Barbara J. Cox
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 14, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA,

COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Wayne B. Welch**, 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.

Given under my hand and official seal this the 17 day of October, 2002.

Barbara J. Cox
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: July 14, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS