

This instrument was prepared by:

William R. Justice
P.O. Box 1144, Columbiana, Alabama 35051

Grantee's address:
2201 Royal Crest Circle
Birmingham, AL 35216

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Thousand and no/100 DOLLARS (\$100,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Nadine C. Knighten, a widow (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Wayne B. Welch (herein referred to as GRANTEE, whether one or more) the following described real estate situated in SHELBY County, Alabama to-wit:

A parcel of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, run southwesterly along the northeast-southwest diagonal line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West for 444.78 feet to the point of beginning of the land herein described; thence continue southwesterly along the northeast-southwest diagonal line for 50.0 feet; thence turn an angle of 73° 46' 20" to the left and run southeasterly 605.94 feet, more or less, to a point on the Northwest right of way line of County Road No. 17; thence turn an angle of 90° to the left and run northeasterly along the northwest right of way line of said road for 25.0 feet; thence turn an angle of 89° 37' 20" to the left and run northwesterly 156.40 feet; thence turn an angle of 42° 35' 40" to the right and run northeasterly 219.52 feet; thence turn an angle of 65° 48' 40" to the left and run northwesterly 328.45 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Subject to:

1. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 179 page 370 and Deed Book 241 page 388 in the Probate Office of Shelby County, Alabama.
2. Right of way granted to Shelby County by instrument recorded in Deed Book 177 page 40 in the Probate Office of Shelby County, Alabama.
3. Restrictions, limitations and conditions as set out in Deed Book 239 page 65 in the Probate Office of Shelby County, Alabama.

Grantor is the surviving grantee in the deed recorded in Deed Book 239 page 65 in the Probate Office of Shelby County, Alabama, the other grantee, Melvin F.



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Shelby Cnty Judge of Probate, AL
12/03/2002 10:03:00 FILED/CERTIFIED

WBSL / David May

Knighten, having died on December 25, 2000.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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 GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 26th day of November, 2002.

Nadine C. Knighten
Nadine C. Knighten

By Frankie K. Sullivan
Frankie K. Sullivan

STATE OF ALABAMA

COUNTY OF SHELBY

Acknowledgment by Attorney in Fact

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Frankie K. Sullivan, whose name as Attorney in Fact for Nadine C. Knighten 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, she, as such Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date, for and as the act of said Nadine C. Knighten.

Given under my hand and official seal, this the 26th day of November, 2002.

William R. Jentus
Notary Public

