

THIS INSTRUMENT PREPARED BY:

Gene M. Sellers, Attorney
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SEND TAX NOTICE TO:



20030102000002020 Pg 1/2 24.00
Shelby Cnty Judge of Probate, AL
01/02/2003 11:53:00 FILED/CERTIFIED

Title Not Examined by Preparer.

WARRANTY DEED

STATE OF ALABAMA,

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 Grantor, **Astro Packaging, Inc.**, does by these presents, grant, bargain, sell, and convey unto Grantee, **William L. Welch**, a 50.05 percent interest and unto Grantee, **Lonnie B. Welch**, a 49.95 percent interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Two parcels of land situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

PARCEL 1:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence turn an interior clockwise angle of $69^{\circ}03'45''$ as measured from the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of $17^{\circ}35'30''$ and run in a Westerly direction for a distance of 167.84 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 56.76 feet to an iron pin set; thence turn an angle to the left of $73^{\circ}57'46''$ and run in a Southwesterly direction for a distance of 215.54 feet to a PK nail set; thence turn an angle to the left of $88^{\circ}27'00''$ and run in a Southeasterly direction for a distance of 53.01 feet to a PK nail set; thence turn an angle to the left of $91^{\circ}10'00''$ and run in a Northeasterly direction for a distance of 232.65 feet to the point of beginning.

PARCEL 2:

Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, thence turn an interior clockwise angle of $69^{\circ}03'45''$ as measured from the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of $17^{\circ}35'30''$ and run in a Westerly direction for a distance of 224.60 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 85.98 feet to an iron pin set; thence turn an angle to the left of $74^{\circ}25'47''$ and run in a Southwesterly direction for a distance of 189.59 feet to a PK nail set; thence turn an angle to the left of $87^{\circ}58'59''$ and run in a Southeasterly direction for a distance 81.12 feet to a PK nail set; thence turn an angle to the left of $91^{\circ}33'00''$ and run in a Northeasterly direction for a distance of 215.54 feet to the point of beginning.

TO HAVE AND TO HOLD unto Grantees, their successors and assigns forever; subject, however, to the following:

SUBJECT TO: (1) Current taxes; (2) Rights of other parties in and to that certain driveway easement running along the West line of Parcel herein; (3) Mineral and mining rights and rights incident thereto recorded in Volume 11, page 344, in the Probate Office of Shelby County, Alabama; (4) Right of Way granted to Alabama Power Company by instrument recorded in Volume 127, page 566, in the Probate Office of Shelby County, Alabama; (5) Right of Way to Southern Bell telephone and Telegraph Company, recorded in Real 4, page 593, in the Probate Office of Shelby County, Alabama; (6) Easement to the City of Pelham, recorded in Volume 286, page 879, in the Probate Office of Shelby County, Alabama.

Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth hereinabove; that it has good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to Grantees, their successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the 2nd day of JANUARY, 2003.

ASTRO PACKAGING, INC.

By: William L. Welch
William L. Welch, President

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned Notary Public, in and for said County in said State, hereby certify that **William L. Welch**, whose name as President of **Astro Packaging, Inc.**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 2nd day of JANUARY, 2003.

Aime M. Silvers
Notary Public