

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Birmingham, AL 35226

Send Tax Notice to:
Wayne Welch
814 Tara Drive
Columbiana, AL 35051

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made regarding the status of title or the accurateness of the legal description.

STATE OF ALABAMA)
) **PERSONAL REPRESENTATIVE'S DEED OF**
COUNTY OF SHELBY) **DISTRIBUTION**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WAYNE B. WELCH, as Successor Personal Representative of the ESTATE OF L.B. WELCH, JR., A/K/A LONNIE BURTON WELCH, JR., deceased, Jefferson County Probate Case No. 2013-218319** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest of the decedent and the estate unto the Grantee, **Wayne B. Welch, as Personal Representative of the ESTATE OF MYRTICE EVELYN WELCH A/K/A MYRTICE E. WELCH A/K/A MYRTICE WOODARD WELCH, deceased, Jefferson County Probate Court Case No. 19-BHM-01701** (hereinafter referred to as Grantees), said Grantees being entitled to distribution of certain real property hereinafter described from the estate of the decedent, lying and being in the County of Shelby, State of Alabama, to-wit:

The West half of the East half of SE ¼ of NE ¼, Section 1, Township 20 South, Range 2 West, Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Property address: 497 Hodgens Road, Chelsea, AL

Property is being conveyed per the will of Lonnie Burton Welch, Jr.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 26 day of March, 2024.

Wayne B. Welch, Successor P.R.
WAYNE B. WELCH, as Successor Personal Representative
of the ESTATE OF L.B. WELCH, JR., A/K/A LONNIE BURTON
WELCH, JR., deceased, Jefferson County Probate Case No. 2013-218319

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WAYNE B. WELCH, as Successor Personal Representative of the ESTATE OF L.B. WELCH, JR., A/K/A LONNIE BURTON WELCH, JR., deceased, Jefferson County Probate Case No. 2013-218319**, 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 instrument, he, as said Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of March, 2024.

NOTARY PUBLIC
My commission expires:



