20240327000083610 03/27/2024 12:44:49 PM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
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 <u>lead</u> day of March, 2024.
Alla B. Allala, Successon 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 i
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.
N WITNESS WHEREOF, I have hereunto set my hand and seal this theday of March,
2024.
NOTARY PUBLIC
My commission expires:
Company of the contract of the
MALCOLM STEWART MCLEOD NOTARY PUBLIC
NOTABY PUBLIC ALABAMA STATE AT LARGE
COMM. EXP. 08/15/26

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

	ims bocument most be med in accord	iance with code of Ala	ibama 1370, Section 40	-2E-1		
Grantor's Name	WAYNE B. WELCH, PK	Grantee	Grantee's Name WAYNE B. WELCH			
	#****			TE OF MYRTICE		
Mailing Address	ESTATE OF L.B. WELCH, JR. 814 TARA DRIVE	Mailing	EVELYN WE Address 814 TARA D			
Maini iâ Yaar ess	COLUMBIANA, AL 35051		COLUMBIAN			
				., , 		
Property Address	497 HODGENS ROAD CHELSEA, AL 35043	_ Dat	e of Sale <u>March 26, 20</u>	24		
			ase Price(TAX EXEM	T PER WILL)		
		or Actual Val	ue \$			
		QF	<u></u>	<u> </u>		
		Assessor's Mark	cet Value <u>\$374000.00</u>			
	e or actual value claimed on this form of documentary evidence is not requir		following documentar	y evidence: (check		
Bill of Sale		Appraisal				
Sales Contra	ct	X Other Pro	operty tax valuation (N	o Tax)		
Closing State	ment					
If the conveyance of this form is not r	document presented for recordation of equired.	ontains all of the requ	ired information refere	nced above, the filing		
	İŗ	structions				
Grantor's name an current mailing add	id mailing address - provide the name dress.	of the person or pers	ons conveying interes	t to property and their		
Grantee's name ar conveyed.	nd mailing address - provide the name	e of the person or pers	sons to whom interest	to property is being		
• • • • • • • • • • • • • • • • • • •	the physical address of the property learny was conveyed.	being conveyed, if ava	ailable. Date of Sale - i	he date on which		
Total purchase prid the instrument offe	ce - the total amount paid for the purcered for record.	hase of the property, I	both real and persona	, being conveyed by		
	e property is not being sold, the true value for record. This may be evidenced by ue.			- -		
valuation, of the pr	ded and the value must be determined operty as determined by the local office used and the taxpayer will be penal-	cial charged with the r	esponsibility of valuing	property for property		
further understand	of my knowledge and belief that the interest that any false statements claimed on 1975 § 40-22-1 (h).					
Date						
March 26,	2024	Print Malcolm	S: McLeod	,		
Unattested		Sign		Company of the Compan		
	(verified by)		antor/Grantee/Owner	(gent))circle one		
		,,		Toncools:		



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2024 12:44:49 PM
\$32.00 BRITTANI

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alling 5. Beyl

File 240223

Form RT-1 Alabama 08/2012 LSS