

## THIS INSTRUMENT PREPARED BY:

Keith A. Morgan Attorney at Law 4 Office Park Circle, Suite 114A Birmingham, AL 35223

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One Dollar (\$1.00) and other good and valuable consideration in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, **Wayne B. Welch**, a married man (herein referred to as GRANTOR), do hereby grant, bargain, sell and convey unto Shelby County Properties, LLC, an Alabama limited liability company (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the SE ¼ of the NE ¼ of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the SE ¼ of the NE ¼ of Section 16, Township 19 South, Range 2 West, run southwesterly along the northeast-southwest diagonal line of said SE ¼ of NE ¼ 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

Street address for reference: 2626 Valleydale Road

Shelby County, AL 04/25/2007 State of Alabama

Deed Tax: \$60.00

Legal description of property provided by others and not examined by attorney. Title not examined by attorney.

Subject to all rights and restrictions of record.

Property sold in "as-is" condition.

This is not the homestead property of the grantor or his spouse.

Subject to all easements and restrictions of record, including property taxes, a lien but not yet payable.

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

IN WITNESS WHEREOF, the said GRANTOR sets his hand and seal this the And day of Stot., 2005.

Wayne B. Welch

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Wayne B. Welch, a married man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the Anday of Sentember 2004.

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Notary Public

My Commission Expires:

02/27/06