

**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,

70,000

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:

Lot 39 according to the Survey of Ivy Brook Phase Two, First Addition as recorded in Map Book 19, Page 35, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama

Street name for reference: 207 Ivy Brook Trail

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.

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

Deed Tax: \$70.00

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 2nd day of

Sept, 2005.

Wayne B. Welch  
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 2nd day of September, 2005.

Keith A. Morgan  
Notary Public  
My Commission Expires: 02/27/06