

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 part of the Southwest diagonal half of the SW ¼ of the NW ¼ of Section 15, Township 19 South, Range 2 West, situated in Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of the SE ¼ of the NE ¼ of Section 16, Township 19 South, Range 2 West; thence run in a Northerly direction along the East line of said Quarter-Quarter section for a distance of 250 feet; thence turn an angle to the left of 88 degrees, 30 minutes and run in a Westerly direction for a distance of 268.47 feet to the point of intersection with the Southeasterly boundary of Valleydale Road; thence turn an angle of 150 degrees, 16 minutes, 24 seconds to the right and run in a Northeasterly direction along said right of way for a distance of 508 feet to the point of beginning. From the point of beginning thus obtained; thence continue along last described course for a distance of 180 feet; thence turn an angle to the right of 90 degrees, 00 minutes, and run in a Southeasterly direction for a distance of 384.80 feet; thence turn an angle to the right of 118 degrees, 57 minutes, 06 seconds and run in a Westerly direction for a distance of 256.81 feet; thence turn an angle to right of 70 degrees, 47 minutes, 54 seconds and run in a Northwesterly direction for a distance of 264.27 feet to the point of beginning.

Subject to:

- 1. Ad Valorem taxes due and payable October 1, 2005.
- 2. Easements and restrictions of record.
- 3. Title to all minerals in, on and underlying the premises together with all mining rights, privileges and immunities including, without limitation, any release from damages which may have heretofore been reserved or granted.

Street address for reference: 2631 Valleydale Road

Shelby County, AL 04/25/2007

State of Alabama

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

Deed Tax:\$100.00

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 day of SEPT. 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 September

Dozgas

Notary Public

My Commission Expires: 6

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