

## 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 ½ of the Southwest ¼ of the Northwest ¼ of Section 15, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the Southwest corner of said ¼-¼ Section; thence North along the West line thereof a distance of 250.0 feet; thence 90 degrees 43 minutes 30 seconds right, in a Easterly direction a distance of 832.0 feet to the point of beginning; thence continue on last described course a distance of 250.0 feet; thence 135 degrees 14 minutes left in a Northwesterly direction a distance of 344.24 feet; thence 73 degrees 43 minutes 06 seconds left in a Southwesterly direction a distance of 160.10 feet; thence 77 degrees 03 minutes 43 seconds right in a Northwesterly direction a distance of 335.0 feet; thence 77 degrees 03 minutes 43 seconds left in a Southwesterly direction a distance of 10.26 feet; thence 102 degrees 56 minutes 17 seconds left in a Southwesterly direction a distance of 549.87 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

Street address for reference: 72 Merivale Lane

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

Shelby County, AL 04/25/2007

State of Alabama

Deed Tax: \$80.00

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 AND 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

Notary Public

My Commission Expires: