

## 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 tract of land located in the West ½ of the Southeast ¼ of the Northeast ¼ of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and being more particularly described as commencing at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 1; thence South 88 degrees, 42 minutes East along the South line of said forty, 330.0 feet, thence North 1 degrees, 43 minutes East 630.0 feet to the place of beginning; thence from the place of beginning North 1 degrees, 43 minutes East 690.0 feet to the North side of an unpaved road and the North line of the Southeast ¼ of the Northeast ¼ of said Section 1; thence South 88 degrees, 42 minutes East along the North line of said 1/4-1/4, 330.0 feet; thence South 1 degrees, 43 minutes West and parallel to the West line of said 1/4-1/4, 690.0 feet; thence North 88 degrees, 42 minutes West and parallel to the North line of said 1/4-1/4, 330.0 feet to the place of beginning; being situated in Shelby County, Alabama. Subject to a 20-foot easement for a public road and/or utilities across the North boundary of said property and a 15-foot easement for a road and/or utilities across the West boundary of said property. Mineral and mining rights.

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: 621 Hodgens 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: \$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 240 day of 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  $\frac{2nd}{day}$  day of  $\frac{September}{day}$ ,  $\frac{2005}{day}$ .

Notary Public

My Commission Expires: 22/27/56