

**This instrument was prepared by:**

John L. Hartman, III  
P. O. Box 846  
Birmingham, AL 35201


**Send Tax Notice To:**

WILLIAM L. WELCH  
111 Industrial Park Drive  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

  
20130103000003400 1/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/03/2013 10:59:09 AM FILED/CERT

That in consideration of Eighty Thousand and no/100 Dollars (\$80,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **LONNIE B. WELCH**, a married man, do hereby grant, bargain, sell and convey unto **WILLIAM L. WELCH** (herein referred to as Grantee), a 49.5 percent interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Two parcels of land situated in the SE ¼ of the NE ¼ of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

**PARCEL 1:**

Commence at the Northeast corner of said ¼ - ¼ Section, thence turn an interior clockwise angle of 69°03'45" as measured from the East line of said ¼ - ¼ Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of 17°35'30" and run in a Westerly direction for a distance of 167.84 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 56.76 feet to an iron pin set; thence turn an angle to the left of 73°57'46" and run in a Southwesterly direction for a distance of 215.54 feet to a PK nail set; thence turn an angle to the left of 88°27'00" and run in a Southeasterly direction for a distance of 53.01 feet to a PK nail set; thence turn an angle to the left of 91°10'00" and run in a Northeasterly direction for a distance of 232.65 feet to the point of beginning.

**PARCEL 2:**

Commence at the Northeast corner of said ¼- ¼ Section, thence turn an interior clockwise angle of 69°03'45" as measured from the East line of said ¼ - ¼ Section and run in a Southwesterly direction for a distance of 777.02 feet to a point; thence turn an angle to the right of 17°35'30" and run in a Westerly direction for a distance of 224.60 feet to the point of beginning, said point being an iron pin set; thence continue along last stated course for a distance of 85.98 feet to an iron pin set; thence turn an angle to the left of 74°25'47" and run in a Southwesterly direction for a distance of 189.59 feet to a PK nail set; thence turn an angle to the left of 87°58'59" and run in a Southeasterly direction for a distance 81.12 feet to a PK nail set; thence turn an angle to the left of 91°33'00" and run in a Northeasterly direction for a distance of 215.54 feet to the point of beginning.

**SUBJECT TO:** (1) Taxes for the year 2013 and subsequent years; (2) Right-of-way granted to Alabama Power Company recorded in Volume 127, Page 566; (3) Right-of-way granted to Southern Bell Telephone and Telegraph Company recorded in Real 4, Page 593; (4) Easement to the City of Pelham recorded in Volume 286, Page 879; (5) Easement and Maintenance Agreement recorded in Inst. No. 1995-15880.

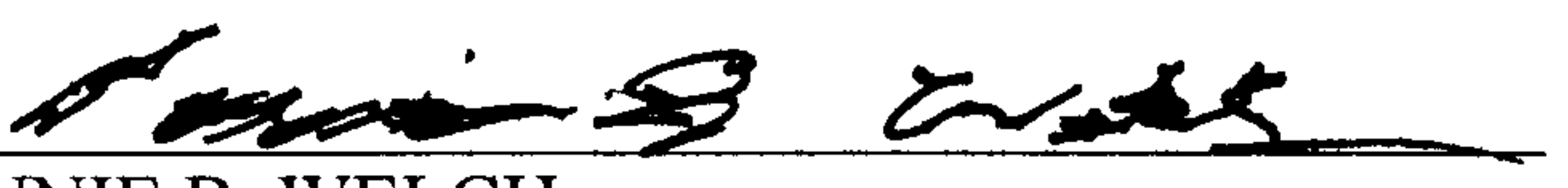
**THIS DEED IS BEING MADE FOR THE PURPOSE OF REPLACING THE ORIGINAL DATED JANUARY 2, 2003, a copy being attached hereto, the original of which was never recorded and is unavailable for recording.**

The property described herein does not constitute the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26<sup>th</sup> day of December, 2012.

  
LONNIE B. WELCH

Shelby County, AL 01/03/2013  
State of Alabama  
Deed Tax: \$80.00

STATE OF ALABAMA )

JEFFERSON COUNTY )


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LONNIE B. WELCH**, 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 the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26<sup>th</sup> day of December, 2012.

My Commission Expires:

8/4/13

12 [Signature]  
Notary Public

  
20130103000003400 2/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/03/2013 10:59:09 AM FILED/CERT

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Lonnie B. Welch

Mailing Address 111 Industrial Park Drive  
Pelham, AL 35124

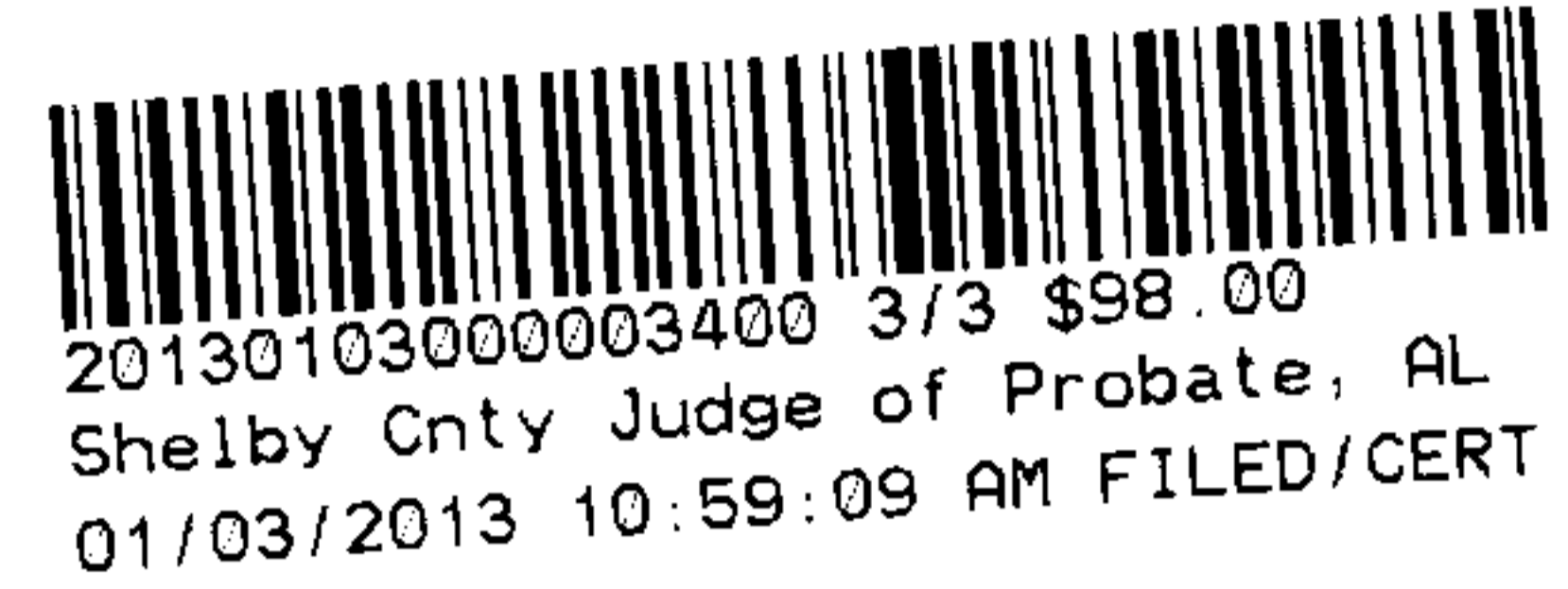
Grantee's Name William L. Welch

Mailing Address 111 Industrial Park Drive  
Pelham, AL 35124

Property Address 111 Industrial Park Drive  
Pelham, AL 35124

Date of Sale December 27, 2012

Total Purchase Price \$80,000.00  
or Actual Value \$  
or Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

|                                     |                   |                          |           |
|-------------------------------------|-------------------|--------------------------|-----------|
| <input type="checkbox"/>            | Bill of Sale      | <input type="checkbox"/> | Appraisal |
| <input type="checkbox"/>            | Sales Contract    | <input type="checkbox"/> | Other     |
| <input checked="" type="checkbox"/> | Closing Statement |                          |           |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 §40-22-1 (h).

Date December 27, 2012

Print

John L. Hartman

Unattested

(verified by)

Sign

(John L. Hartman) circle one  
(Grantor/Grantee/Owner/Agent)