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02/19/2016 01:09:54 PM
DEEDS 1/2

This instrument was prepared by:

Joshua L. Hartman
P. O. Box 846
Birmingham, AL 35201

Send Tax Notice To:

William L. Welch
2209 Hunters Cove
Vestavia, AL 35216

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Ninety-five Thousand and no/100 DOLLARS (\$195,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we, **WILLIAM L. WELCH and MYRTICE E. WELCH, as Personal Representative of the Estate of Lonnie Burton Welch, Jr. deceased, Jefferson County Probate Case No. 2013-218319,** do hereby grant, bargain, sell and convey unto **WILLIAM L. WELCH** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I

A tract of land situated in the North half of Section 33, Township 21 South, Range 2 West, and the south half of Section 28, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the NE ¼ of the NW ¼ of Section 33, Township 21 South, Range 2 West; thence run North 88°42'39" West along the South line of said ¼ ¼ section for 1,131.67 feet to the point of beginning of the tract of land herein described; thence run North 88°42'39" West along the South line of said ¼ ¼ section for 215.64 feet to a point on the Easterly right of way line of US Highway #31; thence run South 19°57'39" East along said road right of way for 688.25 feet; thence run North 83°59'51" East for 1,102.50 feet; thence run North 79°34'33" East for 962.14 feet; thence run North 09°53'39" West for 1,849.74 feet; thence run North 39°50'36" West for 113.20 feet; thence run North 88°13'01" West for 541.82 feet; thence run North 88°58'34" West for 566.85 feet to a point on the centerline of Camp Branch Creek; thence run along the centerline of said Camp Branch Creek the following courses; thence run South 49°25'36" West for 10.41 feet; thence run South 79°57'53" West for 70.26 feet; thence run South 49°52'23" West for 158.22 feet; thence run South 19°02'53" West for 114.01 feet; thence run South 11°38'15" East for 170.79 feet; thence run South 01°38'19" West for 153.04 feet; thence run South 32°29'41" West for 71.26 feet; thence run South 62°09'03" West for 176.27 feet; thence run South 53°20'48" West for 169.72 feet; thence run South 46°43'53" West for 197.52 feet; thence run South 33°21'47" West for 74.40 feet; thence run South 05°23'44" West for 55.39 feet; thence run South 25°54'18" West for 192.69 feet; thence run South 17°26'58" West for 77.55 feet; thence run South 20°34'42" East for 84.19 feet; thence run South 61°05'18" East for 243.82 feet; thence run South 15°43'02" East for 97.63 feet to the point of beginning.

SUBJECT TO: (1) Current taxes; (2) Less and except any part of subject property lying within any road right-of way; (3) Less and except any part of subject property lying within any creek; (4) Riparian rights associated with the creek under applicable State and/or Federal law; (5) Right-of-way granted to Alabama Power Company recorded in Deed Book 99, Page 464; Deed Book 142, Page 245; Deed Book 101, Page 141; Deed Book 101, Page 139; Deed Book 106, Page 46; Deed Book 99, Page 413 and Deed Book 167, Page 111; (6) Right-of-way granted to Shelby County recorded in Deed Book 102 Page 416; Deed Book 72, Page 517; Deed Book 49, Page 280; Deed Book 74, Page 25; Deed Book 49, Page 278 and Deed Book 102, Page 513; (7) Lease to Postal Telegraph Cable Company recorded in Deed Book 80, Page 34; (8) Pipeline easement to Southern Natural Gas Corp recorded in Deed Book 90, Page 309; (9) Condemnation for right of way in favor of Shelby County recorded in Probate Minutes 13, Page 260; (10) Option Agreement recorded in Inst. No. 2010-609.

Grantors make no warranties as to title to the minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Lonnie Burton Welch, Jr. is one and the same person as Lonnie B. Welch.

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

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have hereunto set our hands and seals this 19th day of February, 2016.

William L. Welch
WILLIAM L. WELCH

Myrtice E. Welch
MYRTICE E. WELCH, as Personal Representative
of the Estate of Lonnie Burton Welch, Jr., deceased

STATE OF ALABAMA)

JEFFERSON COUNTY)

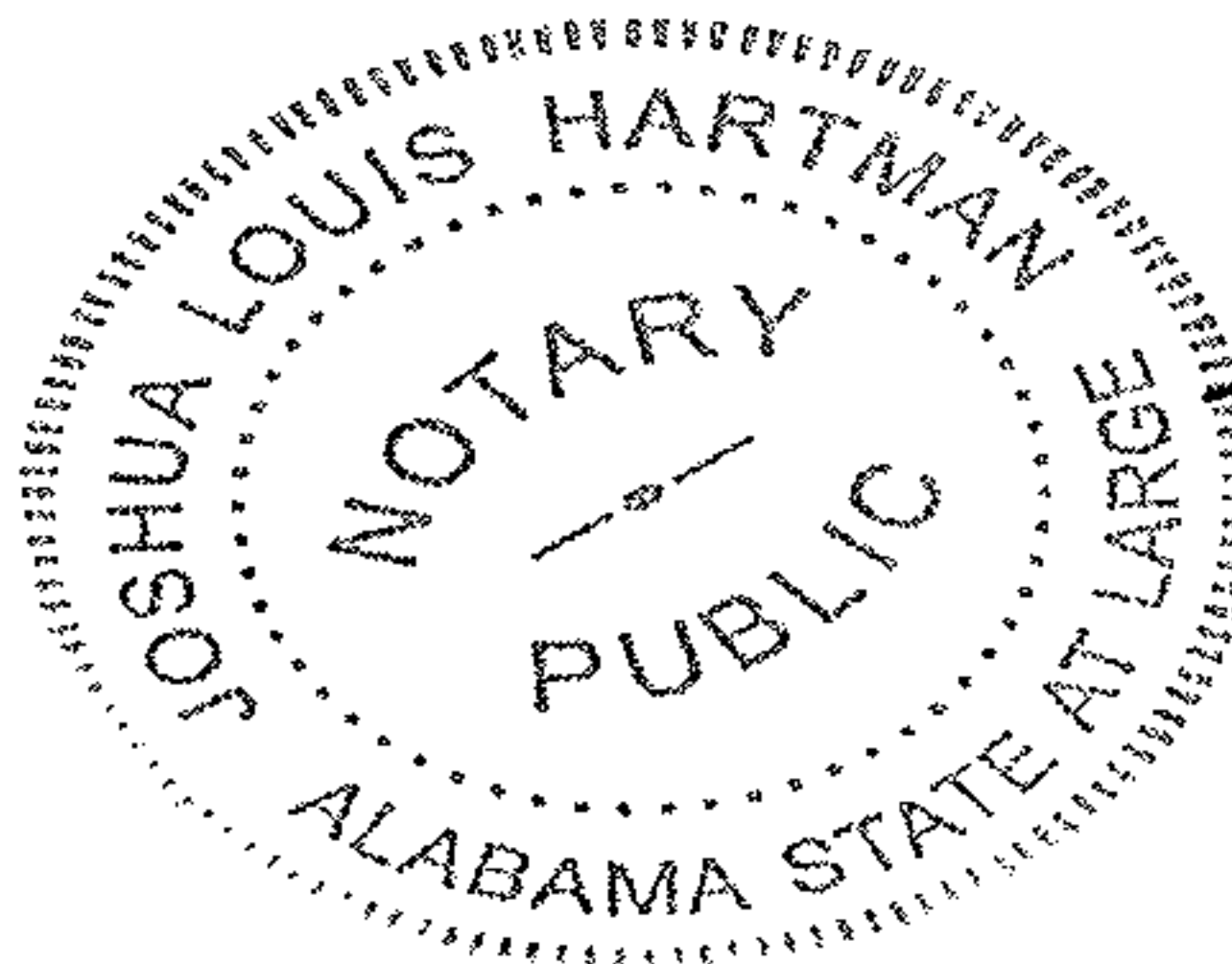
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William L. Welch**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of February, 2016.

My Commission Expires:

STATE OF ALABAMA)

JEFFERSON COUNTY)

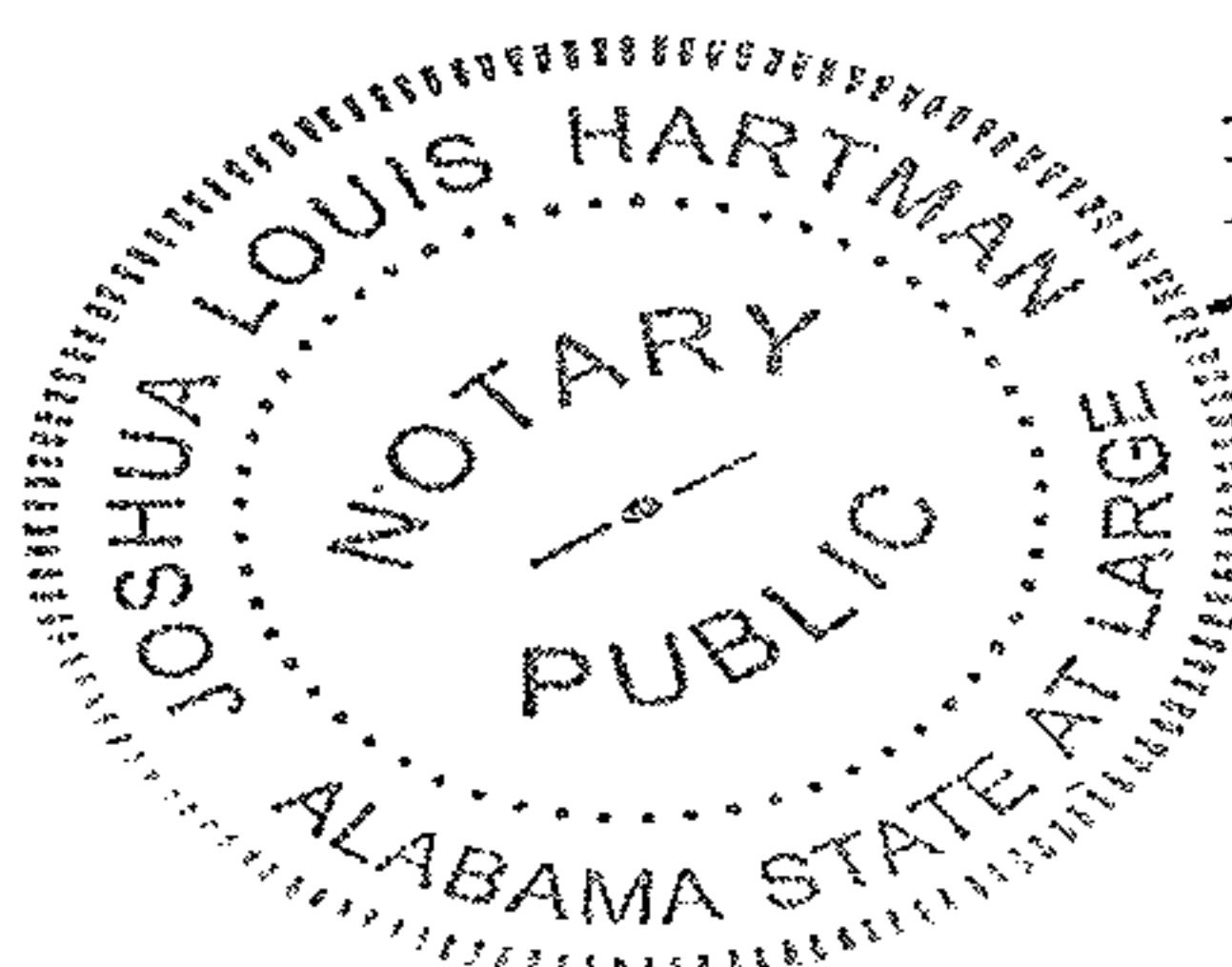


[Signature]
Notary Public

JOSHUA LOUIS HARTMAN
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 19, 2016

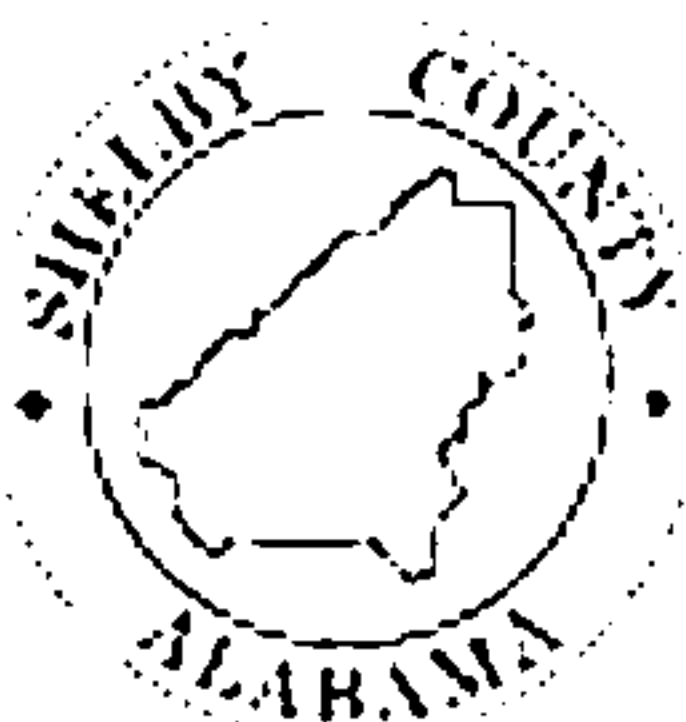
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MYRTICE E. WELCH**, whose name as Personal Representative of the Estate of Lonnie Burton Welch, Jr., Deceased, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she in her capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of February, 2016.



[Signature]
Notary Public

JOSHUA LOUIS HARTMAN
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES MAR. 19, 2016



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
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\$213.00 JESSICA
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[Signature]