

20160219000052410  
02/19/2016 01:11:26 PM  
DEEDS 1/2

**This instrument was prepared by:**

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

**Send Tax Notice To:**

Myrtice E. Welch  
239 Big Springs Dr.  
Vestavia, AL 35216

**WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of One Hundred Ninety Thousand Five Hundred Thirty-seven and 50/100 DOLLARS (\$190,537.50) to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, **WILLIAM L. WELCH**, a married man, 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 **MYRTICE E. WELCH** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Parcel II**

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

Commence at the NE corner of the NW ¼ of Section 33, Township 21 South, Range 2 West; thence run North 88°42'39" West along the North line of said ¼ section for 1,356.82 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 South 20°35'23" East along said road right of way for 156.03 feet to the point of beginning of the tract of land herein described; thence run South 19°57'39" East along said road right of way for 92.71 feet to a curve to the right having a radius of 6,779.65 feet and a central angle of 03°49'58"; thence run southerly along the arc and said road right of way a distance of 386.64 feet; thence run south 16°07'40" East along said road right of way for 204.90 feet to a curve to the right having a radius of 5,779.65 feet and a central angle of 00°46'17"; thence run Southerly along the arc and said road right of way a distance of 77.81 feet; thence run North 79°36'31" East for 1,397.32 feet; thence run South 10°37'50" East for 58.00 feet; thence run North 80°31'08" East for 929.85 feet; thence run North 07°44'51" West for 699.38 feet; thence run South 79°34'33" West for 1,390.14 feet; thence run South 83°59'51" West for 622.48 feet; thence run North 06°00'09" West for 49.00 feet; thence run South 83°59'51" West for 448.45 feet to the point of beginning.

**Parcel III**

Commence at the NE corner of the SE ¼ of the NE ¼ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama and run thence westerly along the north line of said ¼ ¼ section a distance of 526.00' to the point of beginning of the property being described; thence continue along last described course a distance of 739.27' to a point; thence run 101°45'09" left and run Southeasterly 365.27' to a point; thence turn 1°46'00" right and run 100.65' to a point; thence turn 20°55'00" right and run Southwesterly 139.23' to a point; thence turn 202°00'00" right and run 48.17' to a point; thence turn 27°48'00" right and run 63.40' to a point on the north right of way line of Highway No. 31 in a curve to the left having a central angle of 11°33'59" and a radius of 2,770.64'; thence turn 96°56'17" left to chord and run southeasterly along the chord of said curve a chord distance of 558.36' to a point; thence turn 100°19'47" left from chord and run northeasterly 274.50' to a point; thence turn 81°46'55" left and run northwesterly 218.24' to a point; thence turn 70°42'31" right and run northeasterly 359.68' to a point; thence turn 38°09'01" left and run 114.67' to a point; thence turn 27°27'04" left and run 251.50' to a point; thence turn 26°58'00" left and run northwesterly 116.87' to a point; thence turn 17°40'55" right and run northerly 172.93' 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.



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/19/2016 01:11:26 PM  
 \$209.00 JESSICA  
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The property described above does not constitute the homestead of either of the grantors or their spouses.

Lonnie Burton Welch, Jr., one of the grantors herein, is one and the same person as Lonnie B. Welch and one and the same person as the L. B. Welch who acquired title to the property herein by Deed recorded in Inst. No. 1993-17891.

William L. Welch, one of the grantors herein, is one and the same person as the W. L. Welch who acquired title to the property herein by Deed recorded in Inst. No. 1993-17891.

William L. Welch a/k/a W. L. Welch is the surviving grantee of deed recorded in Inst. No. 1993-17891, the other grantee, L. B. Welch a/k/a Lonnie B. Welch and Lonnie Burton Welch, Jr., having died on or about the 13<sup>th</sup> day of February, 2013.

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 19<sup>th</sup> day of February, 2016.

WILLIAM L. WELCH

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

STATE OF ALABAMA )

JEFFERSON COUNTY )

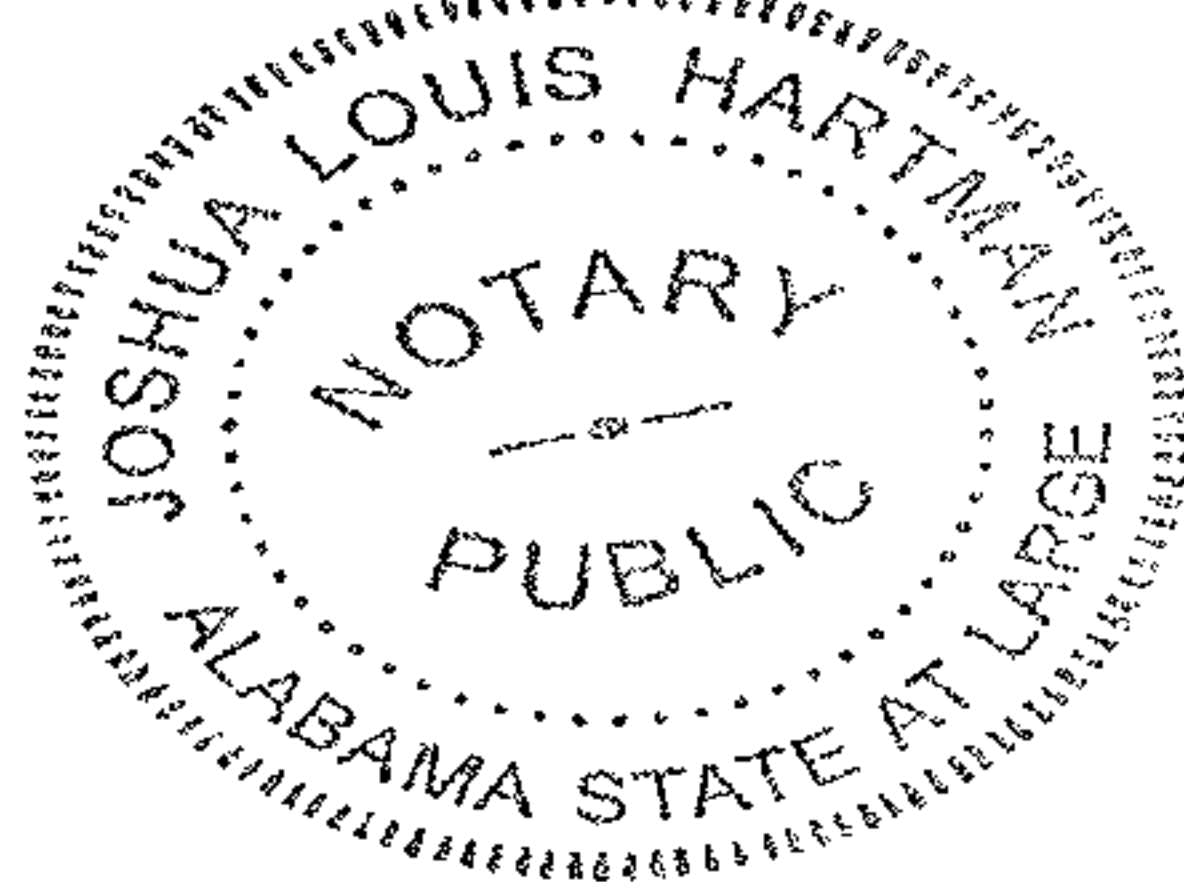
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William L. Welch**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same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

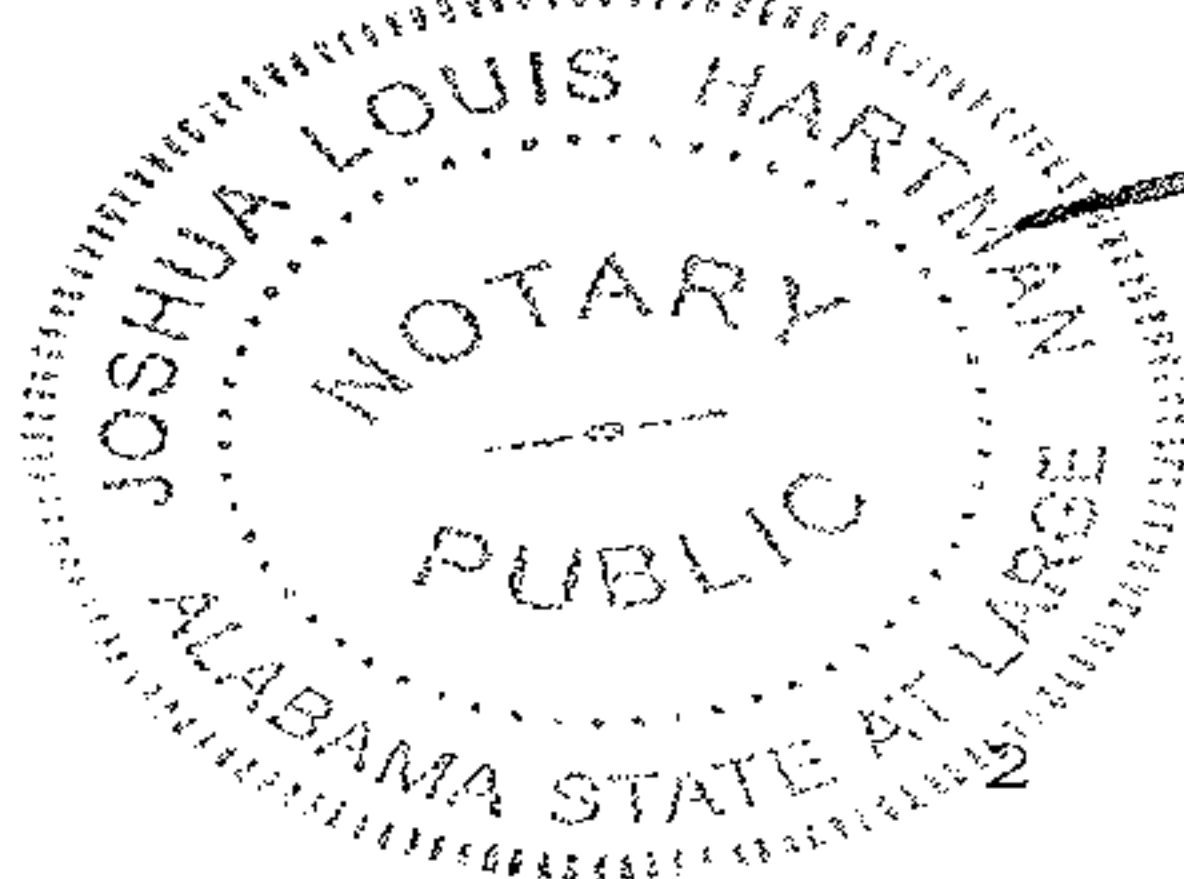
JEFFERSON COUNTY )



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.



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