

Prepared by:  
JUL ANN McLEOD, Esq.  
1957 Hoover Court, Suite 306  
Birmingham, AL 35226

20161021000386760  
10/21/2016 08:06:03 AM  
DEEDS 1/4

Send Tax Notice to:  
Myrtice E. Welch, Pers Rep  
2201 Royal Crest Circle  
Birmingham, AL 35216

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STATE OF ALABAMA

)

)

COUNTY OF SHELBY

)

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$280,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **PEGGY E. WERT, an unmarried woman and surviving Grantee** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, **MYRTICE E. WELCH, the Personal Representative of the ESTATE OF L. WELCH, JR. a/k/a LONNIE BURTON WELCH, JR., deceased, Case #2013-218319** (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

\$280,000.00 of the above-recited purchase price was paid in cash.

Peggy E. Wert is the surviving Grantee in that deed dated June 30, 1975, and recorded on July 2, 1975, in Instrument #19750702000034770. Paul G. Wert, Jr., having died on, to-wit: July 29, 1981.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, her heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantee, and with her heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 19th day of  
October, 2016.

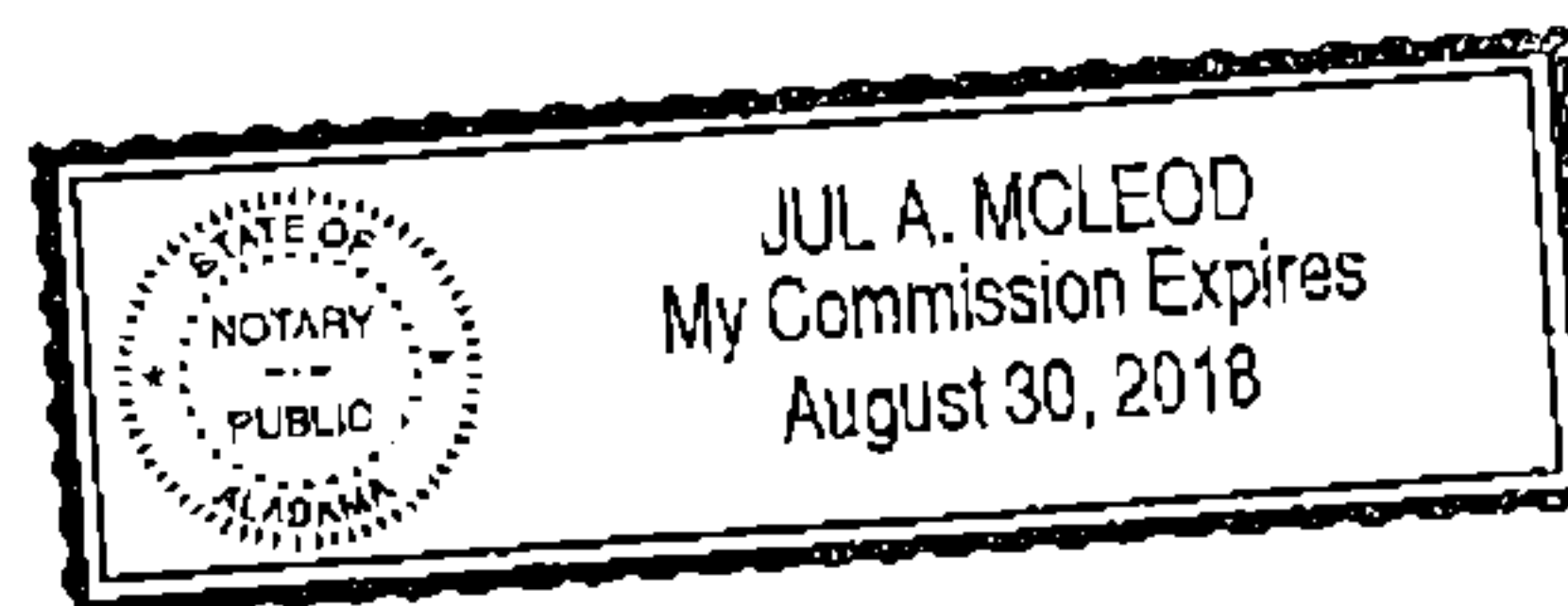
Peggy E. WERT  
PEGGY E. WERT

STATE OF ALABAMA                    )  
  )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PEGGY E. WERT**, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of October, 2016.

[Signature]  
NOTARY PUBLIC  
My commission expires:



**Exhibit A, Legal Description**

FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN SOUTHWESTERLY ALONG THE NORTHEAST SOUTHWEST DIAGONAL LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST FOR 494.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE NORTHEAST SOUTHWEST DIAGONAL LINE OF THE SE 1/4 OF NE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, FOR 323.64 FEET; THENCE TURN AN ANGLE OF 73 DEGREES 46 MINUTES 26 SECONDS TO LEFT AND RUN SOUTHEASTERLY 515.5 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 17; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN NORTHEASTERLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ROAD FOR 310.75 FEET; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN NORTHWESTERLY 605.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

# Real Estate Sales Validation Form

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

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LONNIE B. WELCH FAMILY

Grantor's Name PEGGY E. WERT

Grantee's Name TRUST

Mailing Address 2624 VALLEYDALE ROAD  
BIRMINGHAM, AL 35244

Mailing Address 2201 ROYAL CREST CIRCLE  
BIRMINGHAM, AL 35216

Property Address 2624 VALLEYDALE ROAD  
BIRMINGHAM, AL 35244

Date of Sale October 19, 2016

Total Purchase Price \$280,000.00

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) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other                                       
☒ 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 October 19, 2016

Print Malcolm S. McLeod

                     Unattested

  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one

**My Commission Expires**  
**March 8th, 2018**



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/21/2016 08:06:03 AM  
\$304.00 CHERRY  
20161021000386760

