

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

20161021000387320
10/21/2016 09:11:41 AM
DEEDS 1/4

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

STATE OF ALABAMA

)

WARRANTY DEED

)

COUNTY OF SHELBY

)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **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 Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **MYRTICE E. WELCH, WAYNE B. WELCH, GREGORY A. WELCH, WILLIAM G. WELCH and RHONDA L. WELCH, as Trustees of the LONNIE B. WELCH FAMILY TRUST, dated February 15, 2013** (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.

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 Grantees, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their 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 Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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

Myrtice E. Welch
MYRTICE E. WELCH, Personal Representative
of the ESTATE OF L. WELCH, JR., a/k/a
LONNIE BURTON WELCH, JR., deceased,
Case #2013-218319

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MYRTICE E. WELCH, the Personal Representative of the ESTATE OF L. WELCH, JR. a/k/a LONNIE BURTON WELCH, JR., deceased, Case #2013-218319**, 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, as said Personal Representative and with full authority, 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.

NOTARY PUBLIC
My commission expires:

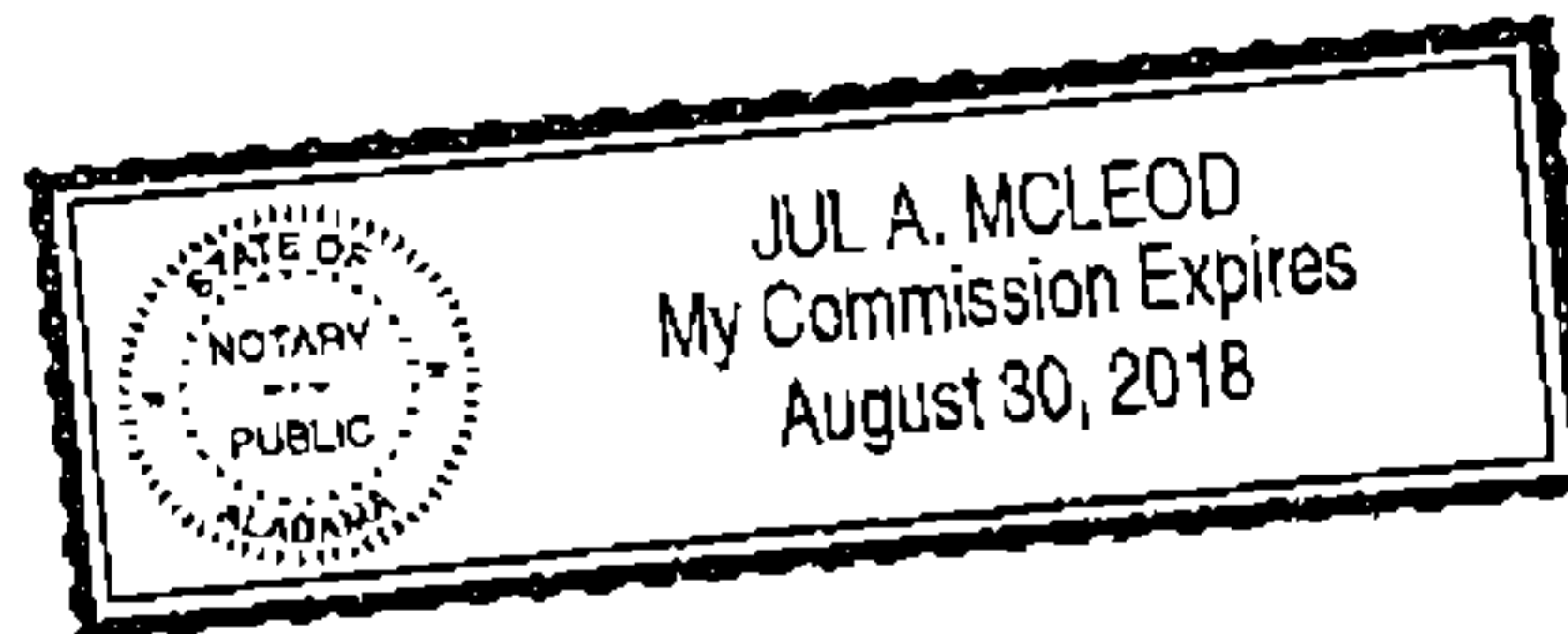


Exhibit A, Legal Description

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

20161021000387320 10/21/2016 09:11:41 AM DEEDS 4/4

Grantor's Name MYRTICE E. WELCH, Personal Representative of Estate of LONNIE BURTON WELCH

Mailing Address 2201 ROYAL CREST CIRCLE BIRMINGHAM, AL 35216

Property Address 2624 VALLEYDALE ROAD BIRMINGHAM, AL 35244

Grantee's Name MYRTICE E. WELCH, WAYNE B. WELCH, GREGORY A. WELCH, WILLIAM G. WELCH and RHONDA L. WELCH, Trustees of LONNIE B. WELCH FAMILY TRUST

Mailing Address 2201 ROYAL CREST CIRCLE BIRMINGHAM, AL 35216

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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

Judith S. Hannon
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/21/2016 09:11:41 AM
\$304.00 CHERRY
20161021000387320

My Commission Expires
March 8th, 2018

J. Fuhrmeister