

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
William Langford Welch and
Melissa Durbin Welch
3509 Salisbury Road
Birmingham, AL 35213

STATE OF ALABAMA **20200803000328060**
08/03/2020 03:45:52 PM
COUNTY OF SHELBY **DEEDS 1/3**

Know All Men by These Presents: That in consideration of **One Million Six Hundred Fifty Thousand and 00/100 Dollars (\$1,650,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **DAVID A. McLAIN and PAMELA F. McLAIN, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **WILLIAM LANGFORD WELCH and MELISSA DURBIN WELCH** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

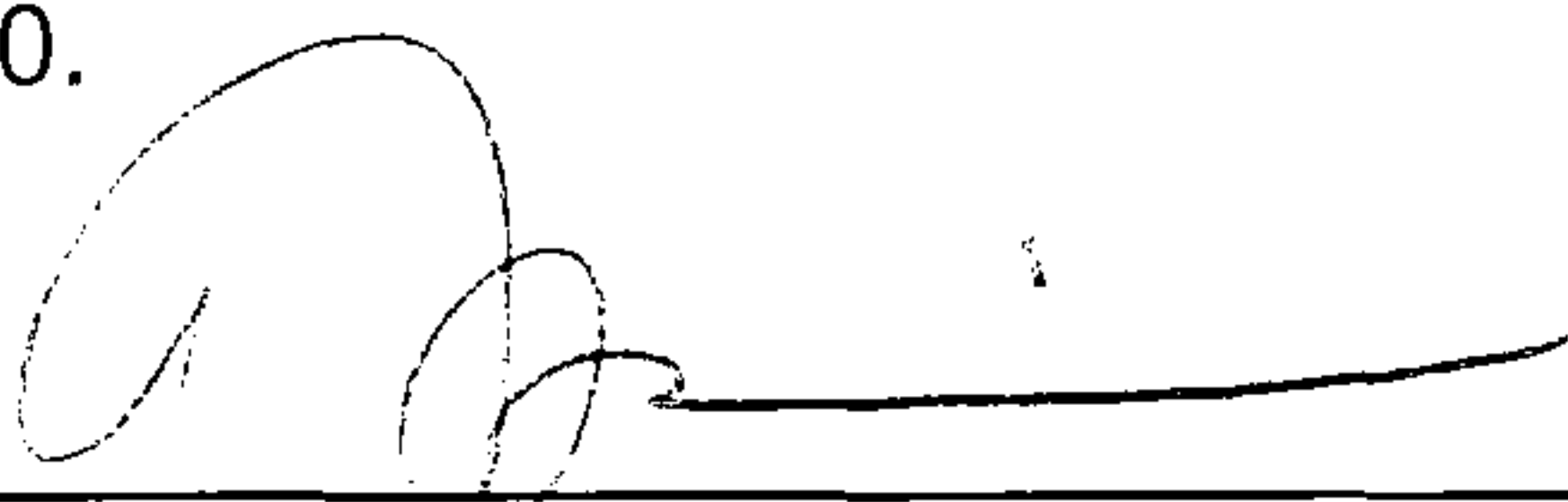
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 30th day of July, 2020.



DAVID A. McLAIN

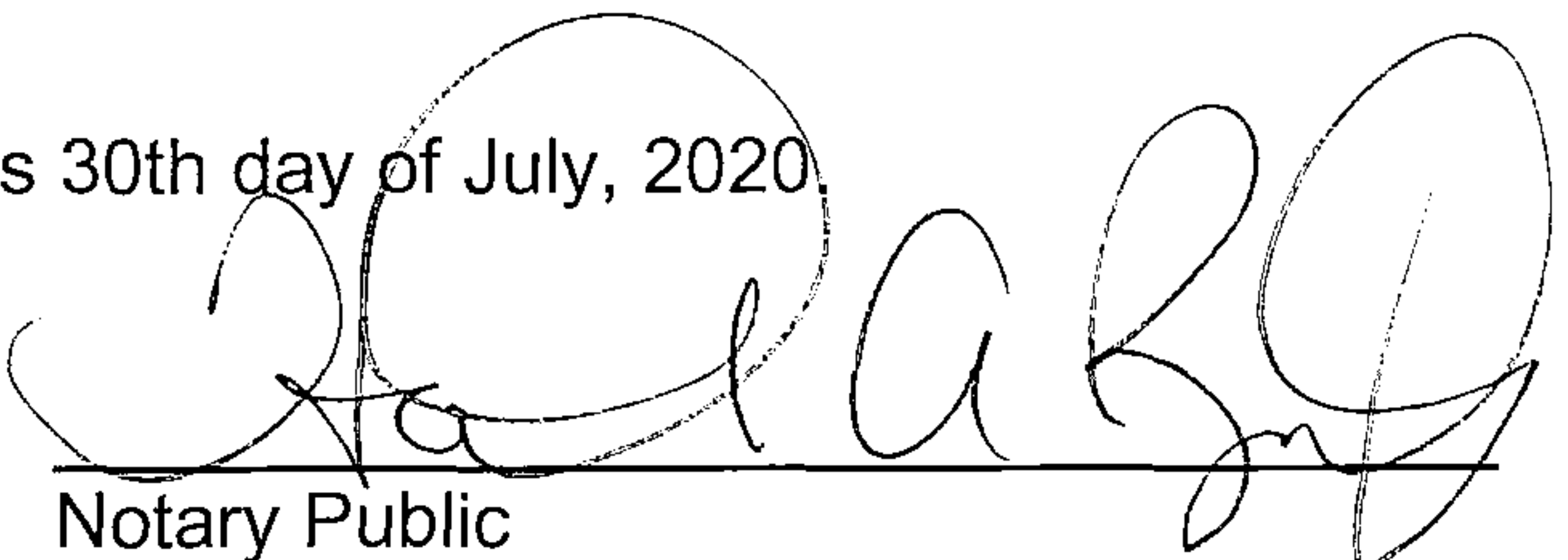


PAMELA F. McLAIN

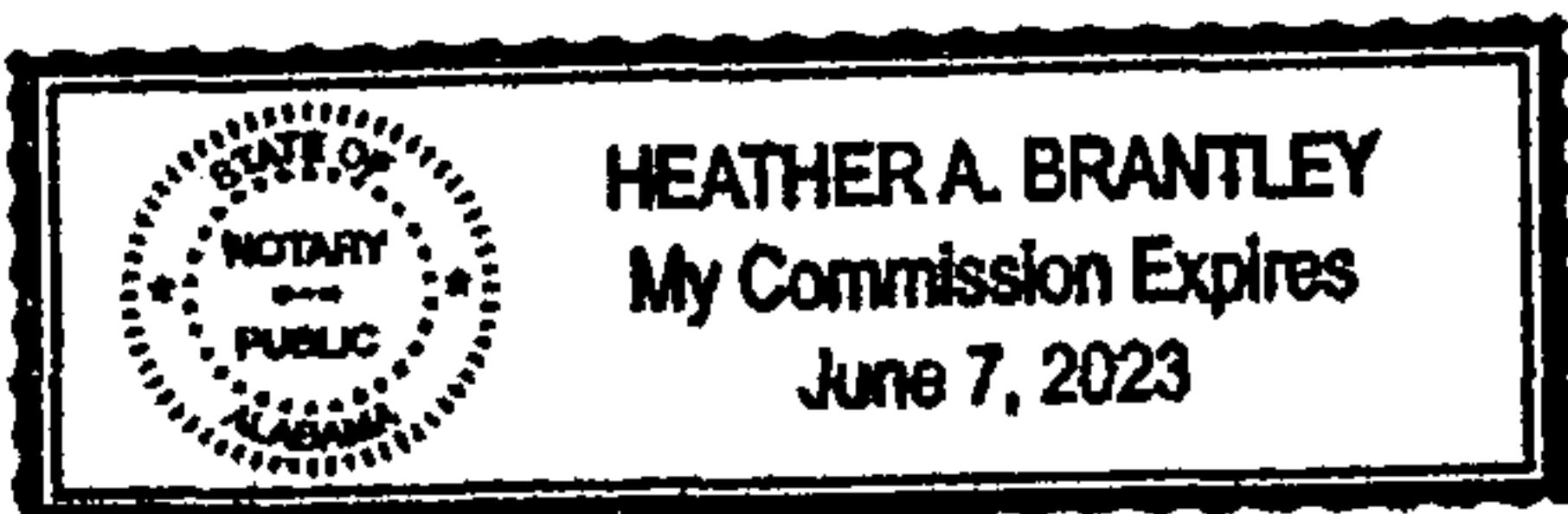
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID A. McLAIN and PAMELA F. McLAIN**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2020.



Notary Public
My Commission Expires: 06/07/2023



Parcel I:

A parcel of land located in the Southwest Quarter of Section 7, Township 19 South, Range 1 West and the Southeast Quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southwest Corner of the Southwest Quarter of the Southwest Quarter of Section 7, Township 19 South, Range 1 West; thence run North along the Quarter line 312.57 feet to the point of beginning; thence left 87°45'43", 1283.87 feet to the Southeasterly Right-of-Way (R.O.W.) of Alabama Highway No. 119; thence right 129°05'01" to the chord of a curve to the right with a chord of 482.47 feet and a radius of 5689.58 feet; thence run Northeasterly along said R.O.W. and the arc of said curve 482.62 feet; thence right 2°15'28" from the chord of said curve Northeasterly along said R.O.W. 1300.68 feet; thence right leaving said R.O.W. 88°40'08", 371.47 feet; thence left 84°13'19", 409.16 feet; thence right 40°29'55", 820.66 feet; thence left 00°03'33", 1332.33 feet; thence right 91°08'45", 331.93 feet; thence right 88°49'23", 1338.12 feet; thence left 88°51'45", 1018.09 feet; thence right 88°01'20" 377.91 feet, thence right 101°22'40", 325.01 feet; thence left 100°51'35", 682.69 feet; thence left 79°30'53", 325.00 feet; thence right 79°17'58", 278.36 feet to the point of beginning.

Parcel II:

A parcel of land located in the Southwest ¼ of the Southwest ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the SW ¼ of the SW ¼ of Section 7, Township 19 South, Range 1 West; thence run North along the West Section line a distance of 312.57 feet; thence 87 degrees 53 minutes 40 seconds right a distance of 278.28 feet to the point of beginning; thence continue along same course Easterly a distance of 682.69 feet to an iron pin set; thence 79 degrees 00 minutes 04 seconds left a distance of 325.00 feet to an iron pin set; thence 100 degrees 59 minutes 56 seconds left a distance of 682.69 feet to an iron pin; thence 79 degrees 00 minutes 04 seconds left a distance of 325.00 feet to an iron pin set and the point of beginning; being situated in Shelby County, Alabama.

Commence at the NW corner of the NW ¼ of the SW ¼ of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, thence continue South along said Section line 1014.00 feet; thence 90 degrees right 127.60 feet to the intersection of the centerline of Alabama Highway 119 and the centerline of said driveway being the point of beginning; thence 138 degrees 06 minutes 29 seconds left, 315.28 feet; thence 8 degrees 44 minutes 30 seconds right, 154.93 feet; thence 9 degrees 03 minutes 20 seconds right, 374.42 feet; thence 110 degrees 43 minutes 58 seconds left, 680.00 feet; thence 22 degrees 29 minutes 51 seconds right, 235.86 feet; thence 20 degrees 07 minutes 39 seconds right, 140.00 feet; thence 4 degrees 28 minutes 35 seconds right, 61.34 feet; thence 1 degree 20 minutes 41 seconds right, 120.00 feet; thence 38 seconds 40 minutes right, 150.00 feet; thence 58 degrees 10 minutes right, 120.00 feet; thence 21 degrees 10 minutes right, 310.00 feet; thence 15 degrees 20 minutes right, 470.00 feet; thence 13 degrees 50 minutes left, 230 feet to the point of ending.

PARCEL NUMBER: 09-3-07-0-001-019.001

PARCEL NUMBER: 10-1-12-0-001-008.004

Real Estate Sales Validation Form

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

Grantor's Name DAVID A. McLAIN
Mailing Address PAMELA F. McLAIN
5200 Greystone Way
Birmingham, AL 35242

Grantee's Name WILLIAM LANGFORD WELCH
Mailing Address MELISSA DURBIN WELCH
3509 Salisbury Road
Birmingham, AL 35213

Property Address 6225 Cahaba Valley Road
Birmingham, AL 35242

Date of Sale July 30, 2020
Total Purchase Price \$ 1,650,000.00
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
x Sales Contract
x 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/03/2020 03:45:52 PM
\$1678.00 CHERRY
20200803000328060

Form RT-1

Allen S. Bayl