

Prepared by:  
JUL ANN McLEOD, Esq.  
McLeod & Associates, LLC  
1980 Braddock Drive  
Birmingham, AL 35226

Send Tax Notice to:  
Wayne Welch  
814 Tara Drive  
Columbiana, AL 35051

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**This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made regarding the status of title or the accurateness of the legal description.**

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STATE OF ALABAMA            )  
  )       **PERSONAL REPRESENTATIVE'S DEED OF**  
COUNTY OF SHELBY        )       **DISTRIBUTION**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, **WAYNE B. WELCH, as Personal Representative of the ESTATE OF MYRTICE EVELYN WELCH A/K/A MYRTICE E. WELCH A/K/A MYRTICE WOODARD WELCH, deceased, Jefferson County Probate Court Case No. 19-BHM-01701** (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest of the decedent and the estate unto the Grantee, **WAYNE B. WELCH** (hereinafter referred to as Grantees), said Grantees being entitled to distribution of certain real property hereinafter described from the estate of the decedent, lying and being in the County of Shelby, State of Alabama, to-wit:

The West half of the East half of SE ¼ of NE ¼, Section 1, Township 20 South, Range 2 West, Shelby County, Alabama.

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

Property address: 497 Hodgens Road, Chelsea, AL

**Property is being conveyed per the will of Myrtice Evelyn Welch.**

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, its heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 26 day of March, 2024.

Wayne B. Welch, Successor PR  
**WAYNE B. WELCH, as Successor Personal Representative**  
**of the ESTATE OF L.B. WELCH, JR., A/K/A LONNIE BURTON**  
**WELCH, JR., deceased, Jefferson County Probate Case No. 2013-218319**

STATE OF ALABAMA       )  
  )  
COUNTY OF JEFFERSON    )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WAYNE B. WELCH, as Successor Personal Representative of the ESTATE OF L.B. WELCH, JR., A/K/A LONNIE BURTON WELCH, JR., deceased, Jefferson County Probate Case No. 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, he, 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 26 day of March, 2024.

\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_

MALCOLM STEWART MCLEOD  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 08/15/26

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>WAYNE B. WELCH, PR</u> <u>ESTATE OF MYRTICE EVELYN</u> <u>WELCH</u>	Grantee's Name	<u>WAYNE B. WELCH</u>
Mailing Address	<u>814 TARA DRIVE</u> <u>COLUMBIANA, AL 35051</u>	Mailing Address	<u>814 TARA DRIVE</u> <u>COLUMBIANA, AL 35051</u>
Property Address	<u>497 HODGENS ROAD</u> <u>CHELSEA, AL 35043</u>	Date of Sale	<u>March 26, 2024</u>
		Total Purchase Price	<u>(TAX EXEMPT PER WILL)</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$374000.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>Property tax valuation (No Tax)</u>

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	<u>March 26, 2024</u>	Print	<u>Malcolm S. McLeod</u>
<input type="checkbox"/> Unattested	<u>(verified by)</u>	Sign	<u>(Grantor/Grantee/Owner/Agent) circle one</u>



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/27/2024 12:44:50 PM**  
**\$31.00 BRITTANI**  
**20240327000083620**

*Allen S. Bayl*