



20240521000149910 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
05/21/2024 09:30:33 AM FILED/CERT

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

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.

This deed is being recorded to correct the legal description on that deed recorded in Instrument # 20240327000083620 on 03/27/24.

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

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.

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.



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IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this the 1 day of May, 2024.



**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 1 day of May, 2024.



NOTARY PUBLIC
My commission expires:

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



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Exhibit A

Legal Description

PARCEL I

Beginning at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 1, Township 20 south, Range 2 West, Shelby County, Alabama, and run thence North 88 degrees, 37 minutes, 17 seconds West along the South line of said quarter-quarter a distance of 580.86 feet to a point; Thence North 0 degrees, 40 minutes, 12 seconds East a distance of 391.50 feet to a point; Thence South 88 degrees, 35 minutes, 51 seconds East a distance of 574.66 feet to a point on the East line of said Northeast quarter of the Northeast quarter of said Section 1; thence South 0 degrees, 14 minutes, 18 seconds East along said East line a distance of 391.39 feet to the point of beginning; being situated in Shelby County, Alabama. ALSO included is an easement over the West 110 feet of the South 15 feet of said quarter-quarter Section as received by Grantors in Deed recorded in Deed Book 274, Page 339, in Probate Office of Shelby County, Alabama. ALSO included is a 15 foot nonexclusive easement, the centerline of which begins at the Northwest corner of the property herein conveyed and extends Westward 210 feet to the West boundary of said quarter-quarter Section and is the same easement as recorded in Deed Book 329, Page 847 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.

PARCEL II

Commence at the Southeast corner of the Northeast quarter of the Northeast quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama and run thence North 88 degrees, 37 minutes, 17 seconds West along the South line of said quarter-quarter a distance of 580.86 feet to the "POINT OF BEGINNING", thence continue along last described course a distance of 580.85 feet to a point, thence North 1 degree, 34 minutes, 38 seconds East a distance of 391.71 feet to a point, thence South 88 degrees, 35 minutes, 51 seconds East a distance of 574.65 feet to a point, thence South 0 degrees, 40 minutes, 12 seconds West a distance of 391.50 feet to the "POINT OF BEGINNING". ALSO, included is an easement over the West 110 feet of the South 15 feet of said quarter-quarter Section as received by Grantors in Deed recorded in Deed Book 274, Page 339 in Probate Office of Shelby County, Alabama. ALSO included is a 15 foot nonexclusive easement, the centerline of which begins

at the Northwest corner of the property herein conveyed and extends Westward for 210 feet to the West boundary of said quarter-quarter Section and is the same easement as recorded in Book 329, Page 847 in the Probate Office of Shelby County, Alabama. All being situated in Shelby County, Alabama.



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Exhibit A

Legal Description (continued)

PARCEL III

Parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of of Northeast Quarter of Northeast Quarter of Section 1, Township 20 South, Range 2 West, and run East along the South line of said Quarter-Quarter for 210.0 feet; thence 89 degrees, 47 minutes, 30 seconds left and run northerly and parallel to the West line of said Quarter-Quarter 392.0 feet to the point of beginning; thence continue along the last stated course 392.0 feet; thence 89 degrees, 48 minutes, 37 seconds, right and run Easterly 1139.96 feet to the East line of said Quarter-Quarter; thence 88 degrees, 20 minutes, 25 seconds right and run South along the East line of said Quarter-Quarter 392.0 feet; thence 91 degrees, 39 minutes, 06 seconds right and run West 1152.63 feet to the point of beginning. ALSO a right of way for ingress and egress over and across the following described property more particularly described as follows: The North 15 feet of the following described property: A lot or parcel of land situated in the Northeast Quarter of the Northeast Quarter of Section 1, Township 20 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of the above said Quarter-Quarter, thence run South along the West line for a distance of 910.0 feet to the point of beginning; thence continue along same line for a distance of 210.0 feet; thence run East for a distance of 210.0 feet; thence run North and parallel to the West line for a distance of 210.0 feet; thence run West for a distance of 210.0 feet to the point of beginning. Situated in Shelby County, Alabama. ALSO: A right-of-way for ingress and egress over and across the most westerly 15 feet of the Northeast Quarter of the Northeast Quarter of section 1, Township 20 South, Range 2 West, Shelby County, Alabama.

All being situated in Shelby County, Alabama.



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Exhibit A

Legal Description (continued)

PARCEL IV

All the following described parcel of land lying adjacent to and North of Hodges^{ENS} Road as presently located described as follows: Part of the West 1/2 of the West 1/2 of SE 1/4 of NE 1/4 of Section 1, Township 20 South, Range 2 West, more particularly described as follows: Begin at the Northwest corner of said 1/4 1/4 Section; thence run South along the West line of said 1/4 1/4 Section for 450.05 feet; thence 90 degrees 16 minutes left and run East for 295.02 feet; thence 89 degrees 36 minutes 30 seconds left and run North for 449.57 feet to a point on the North line of said 1/4 1/4 Section; thence North 90 degrees 18 minutes 30 seconds left and run West along the North line of said 1/4 1/4 Section for 296.00 feet to the point of beginning, being situated in Shelby County, Alabama.

Grantor herein also conveys to the grantee any necessary easements to provide utilities to the aforescribed parcel.