


THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE SURVEY

**PREPARED BY:**  
Scozzaro Law, LLC  
P.O. Box 548  
Helena, AL 35080

**SEND TAX NOTICE TO:**  
William Keith Welch  
165 Sunset Lake Drive  
Chelsea, AL 35043

**EXECUTOR'S STATUTORY WARRANTY DEED**

STATE OF ALABAMA                    )  
SHELBY COUNTY                        )

  
20250627000195950 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
06/27/2025 11:01:56 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Letters of Administration granted to William Keith Welch on April 29, 2024 in Case No.: PR-2024-000474, Shelby County Probate Court, the Estate of Peggy McGlothlin Gaines, by and through **WILLIAM KEITH WELCH** in his capacity as Personal Representative of the Estate of Peggy McGlothlin Gaines (hereinafter called "Grantor"), said Grantor does hereby **GRANT, BARGAIN, TRANSFER** and **CONVEY** to **WILLIAM KEITH WELCH**, a married man, (hereinafter called the "Grantee"), the following described real property, situated in Shelby County, Alabama, to wit:

**Lot 15 according to Homestead, First Sector as recorded in Map Book 6, Page 9 in the Probate Office of Shelby County, Alabama.**

Address of Property: 5117 Hollow Log Lane, Birmingham, AL 35244.

Subject to: All easements, restrictions, liens, and rights of way of record.

**TO HAVE AND TO HOLD** unto said GRANTEE, in fee simple, his heirs and assigns, forever with all rights, members, privileges, tenements, hereditaments and appurtenances to said described premises in any way belonging and appertaining.

Said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, its heirs and assigns, that the Estate of Peggy McGlothlin Gaines is lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that it has good right to convey the same as aforesaid, and that it will and its successors and assigns warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.



20250627000195950 2/3 \$29.00  
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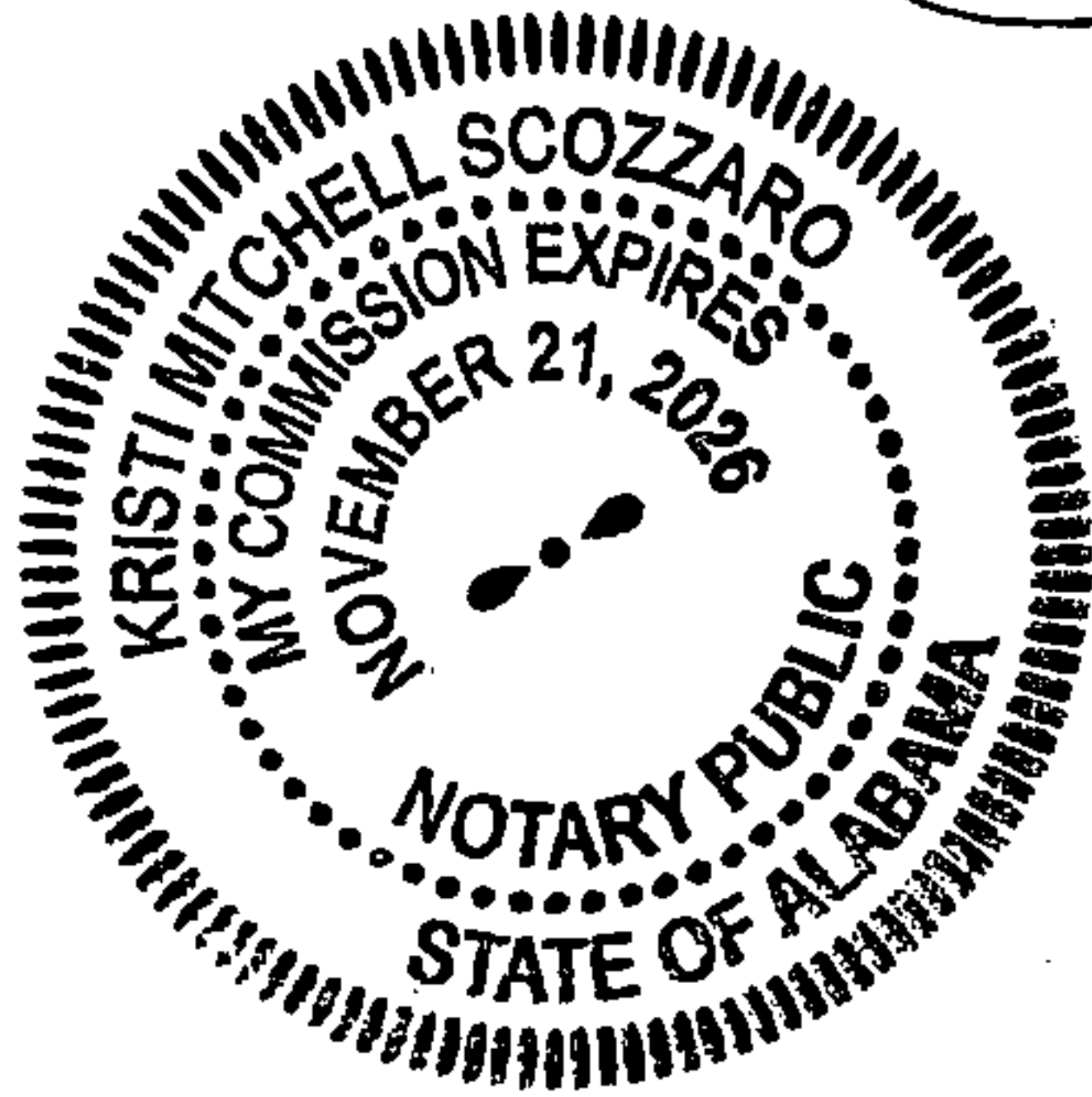
IN WITNESS WHEREOF, the Estate of Peggy McGlothlin Gaines, by and through its Personal Representatives has caused these presents to be executed on this the 19 day of March, 2025.

William K Welch  
WILLIAM KEITH WELCH  
Personal Representative for the Estate of Peggy McGlothlin Gaines

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in the state of Alabama, hereby certify that William Keith Welch, Personal Representative of the Estate of Peggy McGlothlin Gaines, known to me and whose name is signed to the foregoing, acknowledged before me that, being informed of the contents of the conveyance, he, as Personal Representative, executes the same voluntarily on this 19 day of March, 2025.

Kristi Mitchell Scozzaro  
NOTARY PUBLIC  
My Commission Expires: 11/21/2026



Real Estate Sales Valuation Form

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

Grantor's Name Estate of Peggy McGohtlin  
Mailing Address Gaines  
5117 Hollow Log Ln  
Birmingham, AL 35244

Grantee's Name William Keith Welch  
Mailing Address 105 Sunset Lake Dr  
Chelsea, AL 35043

Property Address 5117 Hollow Log Ln  
Birmingham AL 35244

Date of Sale 3/19/25

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 295,100.00



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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 Tax Assessor and Estate of Peggy Gaines

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 6/18/25

Print Elizabeth H. Mason

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one