Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Michael H. Craft & Ben Craft
2591 Hwy. 39
Chelsea, AL 35043

STATE OF ALABAMA	<b>)</b>
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, WAYNE B. WELCH, a married man (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, MICHAEL H. CRAFT, KIRA G. CRAFT, BEN CRAFT, and LESLEY MADISON CRAFT (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, 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 rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

\$600,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Subject property is not the homestead of the Grantor or his spouse.

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, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantor, for said Grantor, his 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 his 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 Grant August, 2025.	or has hereunto set his hand and seal this the 14th day of
WAYNE B. WELCH	
TTELITED IDS TTELETON	
STATE OF ALABAMA	)
COUNTY OF JEFFERSON	)
B. WELCH, whose name is signed to acknowledged before me on this day the executed the same voluntarily on the day.	and for said County and State, hereby certify that WAYN the foregoing conveyance, and who is known to me, at, being informed of the contents of the instrument, she ay the same bears date.  ave hereunto set my hand and seal this the 14th day of
August, 2025.	
NOTARY PUBLIC  My commission expires:	
Public Alaba	ma State at Large
Notary Public, Alaba Malcolm S	tewart McLeod ss 8/15/2026

### 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 need 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 500.86 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.

### 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; 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 West for a distance of 210.0 feet; thence run West for a distance of 210.0 feet; thence run West 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

## Exhibit A

## Legal Description

# (continued)

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.

#### PARCEL IV

All the following described parcel of land lying adjacent to and North of Hodge 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 for 296.00 feet to the point of beginning, being situated in Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Crontorio Nomo	MAYNE D MELOU		MICHAEL H. CRAFT and KIRA G. CRAFT and BEN CRAFT and	
Grantor's Name	WAYNE B. WELCH	_ Grantee's Nam	te <u>LESLEY MADISON CRAFT</u>	
Mailing Address	517 HODGENS ROAD	_ Mailing Addres	ss <u>2591 HWY 39</u>	
	<u>CHE</u> LSEA, AL 35043		<u>CHELSEA, AL 35043</u>	
Property Address	517 HODGENS ROAD CHELSEA, AL 35043	_ Date of Sa	le <u>August 14, 2025</u>	
		Total Purchase Price \$750,000.00		
		or Actual Value	\$	
		or Assessor's Market Valu	ле <u>\$</u>	
	e or actual value claimed on this form of documentary evidence is not requir		ng documentary evidence: (check	
Bill of Sale		Appraisal		
Sales Contraction X Closing State		Other		
If the conveyance of this form is not r	document presented for recordation coequired.	ontains all of the required inf	formation referenced above, the filing	
	ln en	structions		
Grantor's name an current mailing add	d mailing address - provide the name fress.	of the person or persons co	nveying interest to property and their	
Grantee's name ar conveyed.	nd mailing address - provide the name	of the person or persons to	whom interest to property is being	
· · · · · · · · · · · · · · · · · · ·	the physical address of the property berty was conveyed.	eing conveyed, if available.	Date of Sale - the date on which	
Total purchase price the instrument offer	ce - the total amount paid for the purch red for record.	nase of the property, both rea	al and personal, being conveyed by	
	for record. This may be evidenced by	- · · · -	I and personal, being conveyed by the licensed appraiser or the assessor's	
valuation, of the pr	led and the value must be determined operty as determined by the local office used and the taxpayer will be penalized.	ial charged with the respons	sibility of valuing property for property	
further understand	of my knowledge and belief that the in that any false statements claimed on 1975 § 40-22-1 (h).			
Date <u>August 14,</u>	<u>2025</u>	Print <u>Malcolm S. McL</u>	<u>eod</u>	
Unattested		Sign		
	(verified by) Filed and Recorded Official Public Records Judge of Probate, Shelby County Alab Clerk Shelby County, AL	(Grantor/G	rantee/Owner/Agent) circle one	