

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

Send Tax Notice to:
Amanda 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 by the preparer as to the status of title or the accuracy of the legal description.

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$280,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **WAYNE B. WELCH, WILLIAM G. WELCH and RHONDA L. WELCH nka RHONDA WELCH ANTHONY, as Trustees of the LONNIE B. WELCH FAMILY TRUST, dated February 15, 2013, and any amendments thereto** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantee, **AMANDA WELCH** (hereinafter referred to as Grantee), 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 easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Myrtice E. Welch, co-trustee, having died on, to-wit: June 29, 2019.

Gregory A. Welch, co-trustee, having died on, to-wit: June 28, 2024.

Property address: 2624 Valleydale Road, Birmingham, AL 35244

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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantee, and with her heirs and assigns, that Grantors are 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 Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantee, and her heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, WAYNE B.WELCH, Trustee, has hereunto set his hand and seal this the 14 day of February, 2026.

Wayne B. Welch as Trustee

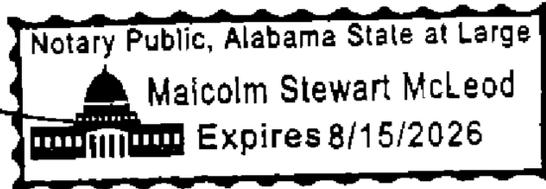
WAYNE B. WELCH, as Trustee

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 Trustee of the LONNIE B. WELCH FAMILY TRUST, dated February 15, 2013**, 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 Trustee, 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 14 day of February, 2026.

NOTARY PUBLIC
My commission expires:



[Handwritten signature of the notary]

IN WITNESS WHEREOF, said Grantor, WILLIAM G. WELCH, Trustee, has hereunto set his hand and seal this the 11 day of February, 2026.

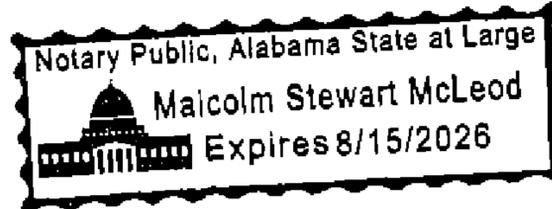
William G. Welch as Trustee
WILLIAM G. WELCH, as Trustee

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **WILLIAM G. WELCH, as Trustee of the LONNIE B. WELCH FAMILY TRUST, dated February 15, 2013**, 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 Trustee, 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 11 day of February, 2026.

NOTARY PUBLIC
My commission expires:



[Handwritten signature]

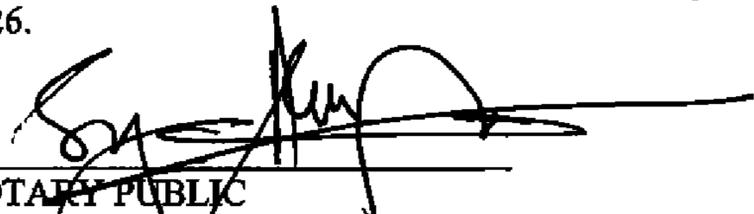
IN WITNESS WHEREOF, said Grantor, RHONDA WELCH ANTHONY, Trustee, has hereunto set her hand and seal this the 11 day of February, 2026.


RHONDA WELCH ANTHONY, as Trustee

STATE OF ~~ALABAMA~~ Texas)
COUNTY OF ~~JEFFERSON~~ Denton)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RHONDA WELCH ANTHONY, as Trustee of the LONNIE B. WELCH FAMILY TRUST, dated February 15, 2013**, 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, she, as said Trustee, 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 11th day of February, 2026.


NOTARY PUBLIC
My commission expires:

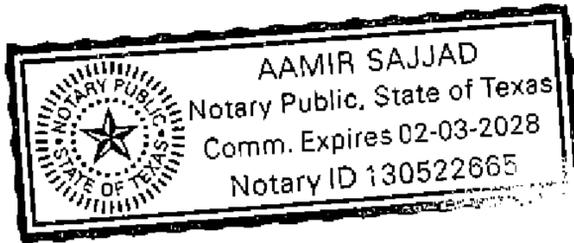


Exhibit A

Legal Description

FROM THE NORTHEAST CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, RUN SOUTHWESTERLY ALONG THE NORTHEAST SOUTHWEST DIAGONAL LINE OF SAID SE 1/4 OF NE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST FOR 494.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE NORTHEAST SOUTHWEST DIAGONAL LINE OF THE SE 1/4 OF NE 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 2 WEST, FOR 323.64 FEET; THENCE TURN AN ANGLE OF 73 DEGREES 46 MINUTES 26 SECONDS TO LEFT AND RUN SOUTHEASTERLY 515.5 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 17; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN NORTHEASTERLY ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID ROAD FOR 310.75 FEET; THENCE TURN AN ANGLE OF 90 DEGREES TO THE LEFT AND RUN NORTHWESTERLY 605.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

