

20181130000419240  
11/30/2018 12:17:59 PM  
DEEDS 1/4

THIS INSTRUMENT PREPARED BY: Rhonda Wright  
WRIGHT HOMES, INC.  
P.O. BOX 429  
6021 McASHAN DRIVE  
McCALLA, AL 35111

SEND TAX NOTICE TO: Danny Weldon  
170 Briarwood Dr.  
Columbiana, AL 35051

**WARRANTY DEED** (WITHOUT SURVIVORSHIP)

STATE OF ALABAMA  
SHELBY COUNTY

That in consideration of 25,000.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Danny Weldon, a married man, (This deed does not constitute the homestead of the Grantor).

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Wright Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

**SEE EXHIBIT "A"**

**NOTE:** Grantor owns all of Lot 2, by virtue of Life Estate part in Deed 20071114000522460 being terminated in Deed 20180709000243780.

The Grantors warranty to the Grantee that the property is suitable for the construction of a house, that it will support the weight of all improvements, and it will eliminate or dispose of waste by means of a septic tank and its field lines.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and for my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27th day of November, 2018.

X Danny Weldon

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Rhonda J. Wright, a Notary Public in and for said County, in said State, hereby certify that Danny Weldon, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of November A.D., 2018.

Rhonda J. Wright  
NOTARY PUBLIC

My Commission Expires: 9-6-22

**EXHIBIT "A"**

Lot 2, according to the Final Plat of Joyce Jones Subdivision, as recorded in Map Book 38, Page 102, in the Probate Office of Shelby County, Alabama.

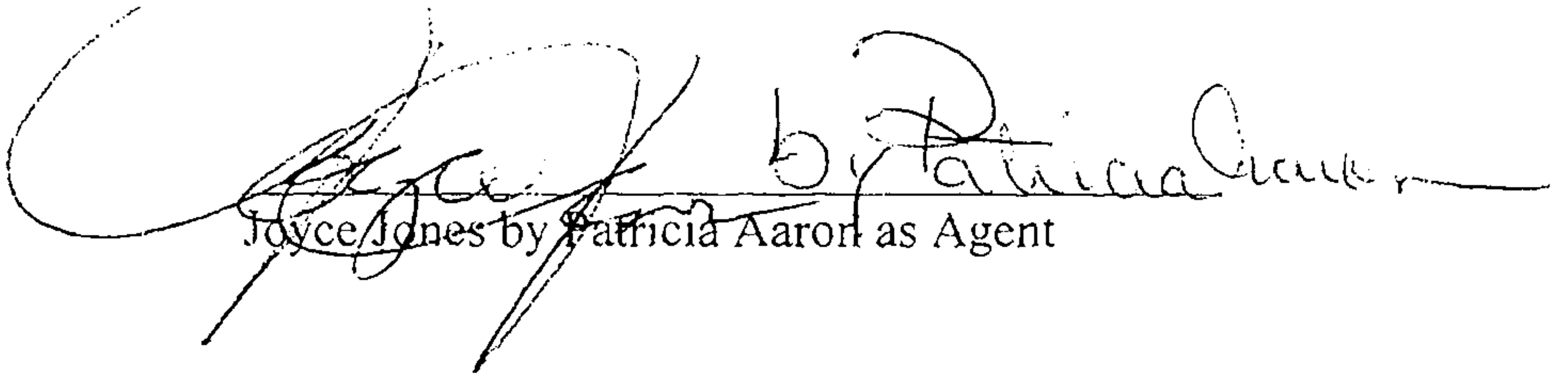
STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY     )

RELEASE OF  
LIFE ESTATE

Know All Men By These Presents, That the undersigned Joyce Jones, releases the claim of a life estate on portion of the property deeded to Greg R. Rushton further described as Lot 2 of the Jouce H Jones subdivision, Map 38 Page 102.

And that certain Life Estate recorded on November 14, 2007, in the office of the Judge of Probate Court of Shelby County, Alabama, as **Instrument Number 2007114000522460** is hereby release.

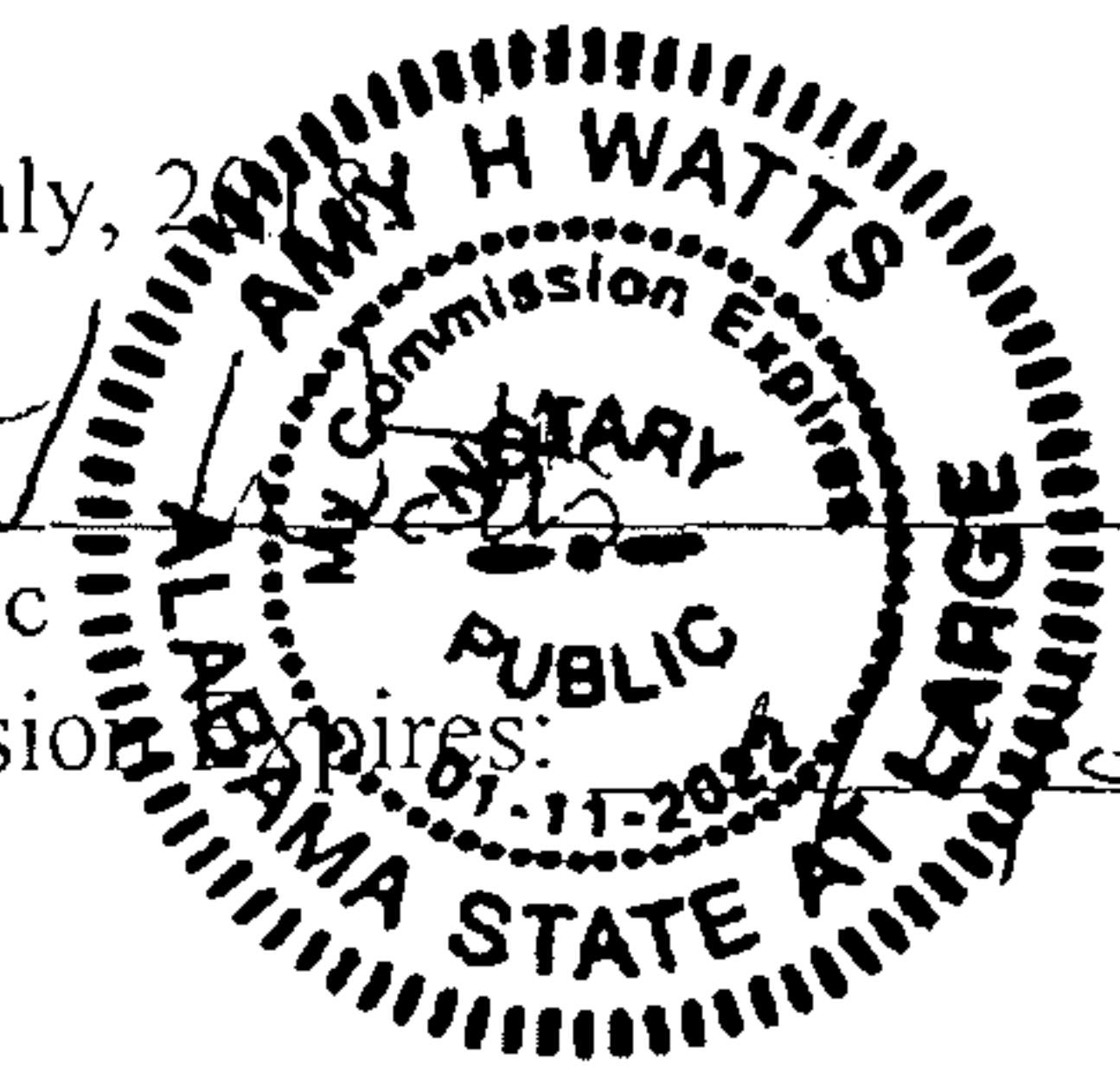
In Witness Whereof, the undersigned Patricia Aaron as Agent for Joyce Jones, has caused this release of the Life Estate of Joyce Jones to be executed this the 13<sup>th</sup> day of July, 2018.

  
Joyce Jones by Patricia Aaron as Agent

STATE OF ALABAMA     )  
  )  
COUNTY OF SHELBY     )

I, AMY H. WATTS, a Notary Public for the State of Alabama at large, hereby certifies that Patricia Aaron, whose name as agent for Joyce Jones is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that being informed of the contents of the instrument, she as a representative and with full authority, executed the same voluntarily for and as the act of said company.

Subscribed and sworn to before me this the 13th day of July, 2018

  
Notary Public  
Mt Commission Expires: 01-11-2022

Document Prepared by:  
John M. Aaron  
Aaron Law Firm  
123 First Street North  
Alabaster, AL 35007

Lot 2, according to the Final Plat of Joyce Jones Subdivision, as recorded in Map Book 38, Page 102, in the Probate Office of Shelby County, Alabama.

## Real Estate Sales Validation Form

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

Grantor's Name Danny Weldon  
 Mailing Address 170 Briarwood Dr.  
Columbiana, AL 35051

Grantee's Name Wright Homes, Inc.  
 Mailing Address P.O. Box 429  
McCalla, AL 35111

Property Address 170 Briarwood Dr.  
Columbiana, AL 35051

Date of Sale 11-27-18  
 Total Purchase Price \$ 25,000.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$

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

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 11-27-18

Print Richard A. Wright

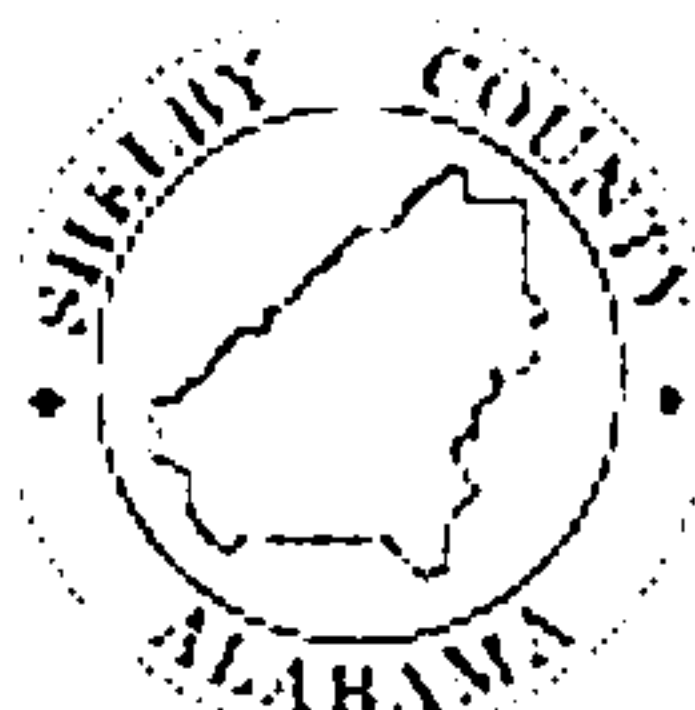
☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/30/2018 12:17:59 PM  
 \$49.00 CHERRY  
 20181130000419240

*Allen S. Bayl*