

20210211000070760  
02/11/2021 08:55:54 AM  
CORDEED 1/3

**\*\*This Deed is being re-recorded to add missing language regarding the surviving Grantor of that certain Deed recorded as Inst. No. 20210205000062570\*\***

**This instrument was prepared by:**

Joshua L. Hartman  
J L Hartman, P.C.  
P. O. Box 846  
Birmingham, Alabama 35201

**Send tax notice to:**

James Michael Weldon and  
Fengyan Yu  
101 Comanche Cir  
Alabaster, AL 35007

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 DOLLARS (\$237,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Jimmie A. Tomlin, an unmarried man**, do hereby grant, bargain, sell and convey unto **James Michael Weldon and Fengyan Yu**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 16, according to the Map of Apache Ridge, First Sector, as recorded in Map Book 12, Page 29, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$192,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

**\*\*Jimmie A. Tomlin is the surviving grantee under that certain warranty deed with joint rights of survivorship as recorded in Instrument #1994-19872. Charlotte N. Tomlin, the other grantee, having died on or about May 15, 2020.\*\***

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of February, 2021.

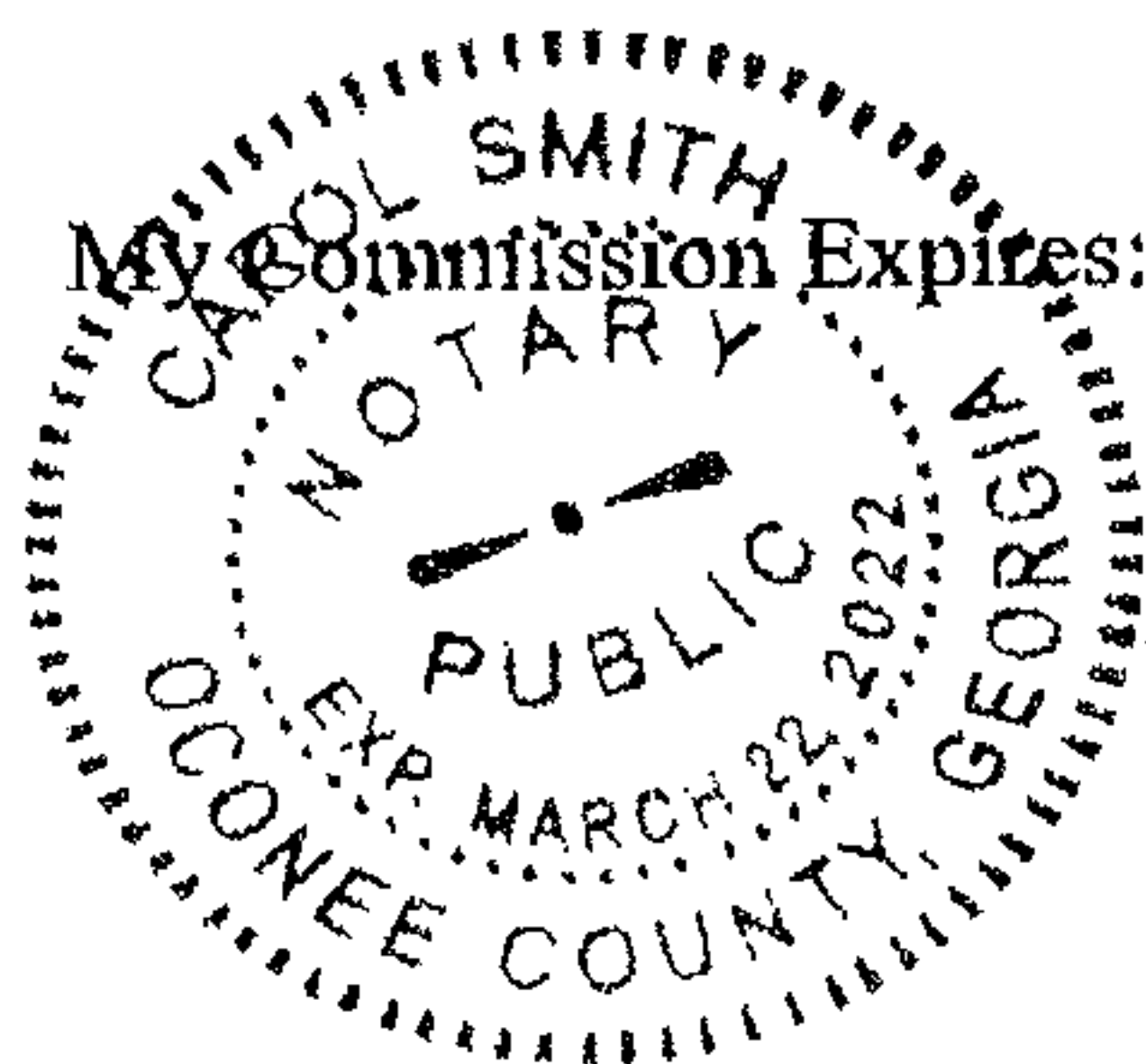
Jimmie A. Tomlin by Patrick Tomlin Attorney-In-Fact  
Jimmie A. Tomlin by Patrick Tomlin, Attorney-In-Fact

STATE OF Georgia )  
Oconee COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patrick Tomlin, as Attorney in Fact for Jimmie A. Tomlin 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 conveyance she, in her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day and same bears date.

Given under my hand and official seal this 3rd day of February, 2021.

Carol Smith  
Notary Public



March 22, 2022

## Real Estate Sales Validation Form

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

Grantor's Name Jimmie A. Tomlin  
 Mailing Address 7054 Veterans Parkway  
Pell City, AL 35125

Grantee's Name James Michael Weldon and Fengyan Yu  
 Mailing Address \_\_\_\_\_

Property Address 101 Comanche Cir  
Alabaster, AL 35007

Date of Sale February 3, 2021  
 Total Purchase Price \$237,000.00



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/11/2021 08:55:54 AM  
 \$29.00 CHERRY  
 20210211000070760

*Ann S. Byrd*

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

\_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Other: \_\_\_\_\_

☒ Closing Statement

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 1/3/21

Print Daniel Odrezin

\_\_\_\_\_ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one