

20230214000039790 1/4 \$289.00  
Shelby Cnty Judge of Probate, AL  
02/14/2023 03:03:35 PM FILED/CERT

Send Tax Notice To & This Instrument Prepared By:  
Kathryn Weiland  
136 Belvedere Place  
Alabaster, AL 35007

**Warranty Deed**  
**Jointly for Life with Remainder to Survivor**

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Two Hundred Fifty Seven Thousand Eight Hundred Dollars (\$257,800.00)* to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt of which is hereby acknowledged, I or we,

**Jean Wilkerson, an unmarried woman, by Carl A. Wilkerson,**  
**her attorney-in-fact,**

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

**Kathryn Weiland and Michael Samaniego,**

(herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Attached Exhibit "A" Legal Description**

**Carl A. Wilkerson is executing this conveyance on behalf of Jean Wilkerson pursuant to that certain Durable Power Of Attorney filed at Instrument Number 20230130000024670 in the Probate Office of Shelby County, Alabama. Carl A. Wilkerson hereby certifies that, to the best of his knowledge, Jean Wilkerson is alive and the aforementioned Durable Power Of Attorney has neither been rescinded, revoked nor terminated.**

To Have and to Hold to 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/or assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or 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 stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.



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In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this  
2/9/2023 day of **February, 2023**.

Jean Wilkerson  
by Carl A. Wilkerson  
her Attorney in fact (Seal)  
**Jean Wilkerson**  
**By: Carl A. Wilkerson**  
**Her: Attorney-in-fact**

STATE OF OHIO

COUNTY OF Hamilton

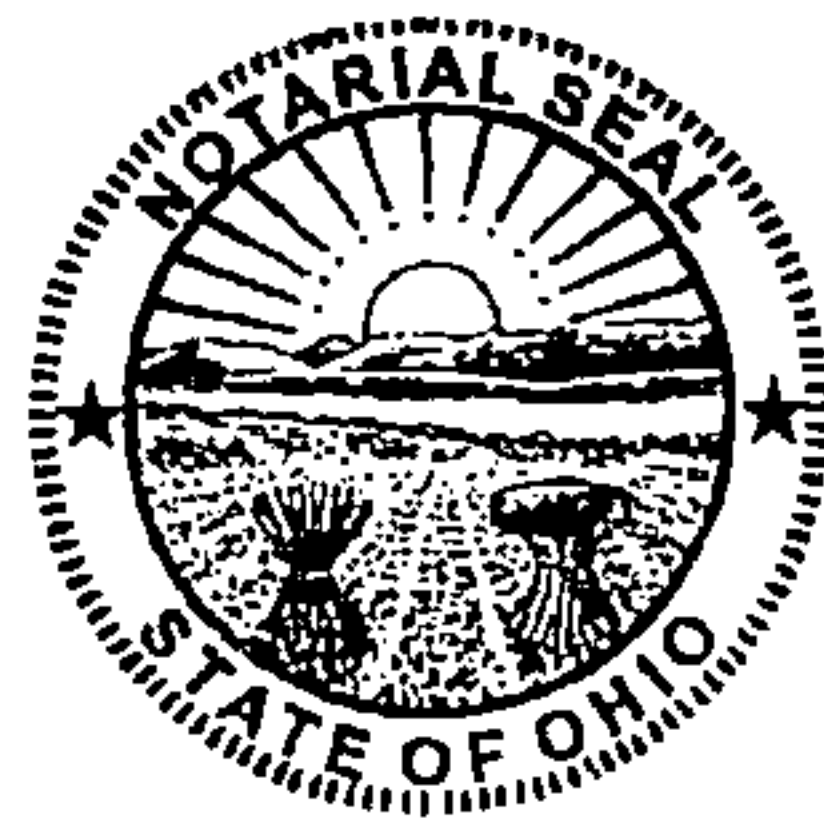
I, David Bross, a Notary Public, in and for said County in said State, hereby certify that **Carl A. Wilkerson**, whose name as **attorney-in-fact** for **Jean Wilkerson**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, in his capacity as such **attorney-in-fact**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 9th day of **February, 2023**.

David Bross

Notary Public

My Commission Expires: N/A



David Joseph Bross  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration Date  
Sec 147.03 O.R.C.



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**Exhibit "A" Legal Description**

**Lot 381, according to the survey of Weatherly Belvedere - Sector 23, as recorded in Map Book 21, Page 16, in the Probate Office of Shelby County, Alabama.**

**Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.**

Real Estate Sales Validation Form

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

Grantor's Name Jean Wilkerson
Mailing Address 8057 Hunters Ridge Drive
West Chester, OH 45069
(Brother: Carl A. Wilkerson)

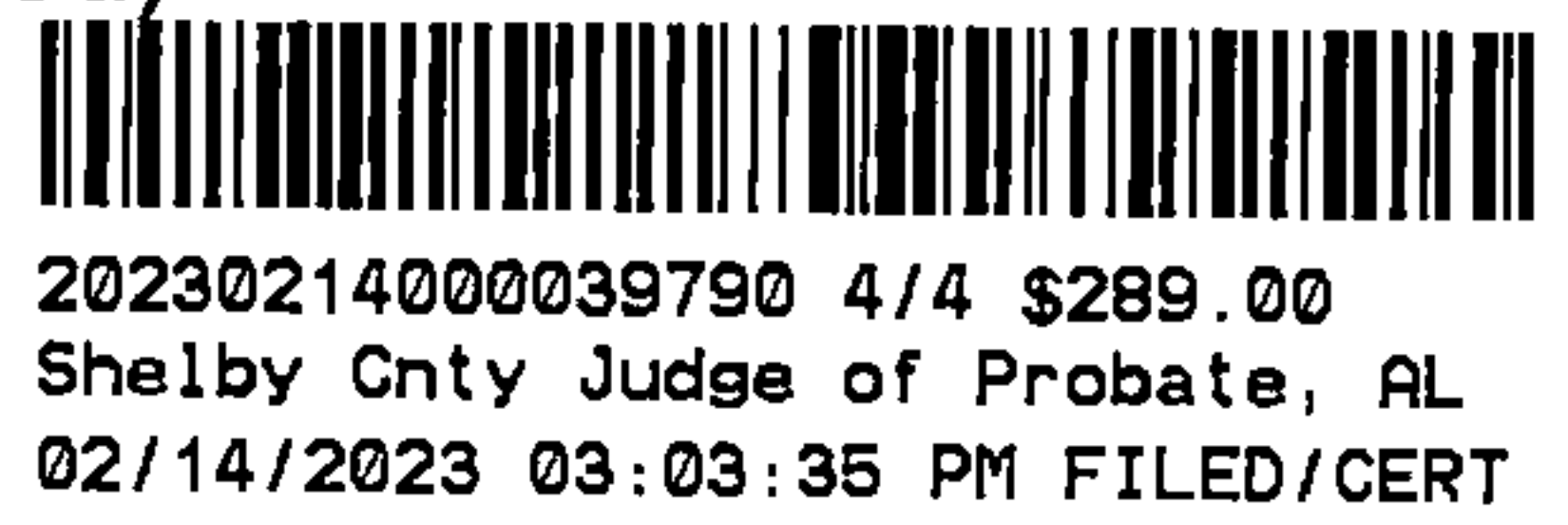
Grantee's Name Kathryn Weiland and
Mailing Address Michael Samaniego
136 Belvedere Place
Alabaster, AL 35007

Property Address 136 Belvedere Place
Alabaster, AL 35007

Date of Sale February 13, 2023
Total Purchase Price \$ 257,800.00
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 2-13-2023

Print Kathryn Weiland

Unattested Bryan Gregg (verified by)

Sign Kathryn Weiland (Grantee) Owner/Agent circle one

