

This instrument prepared by:
J. E. Bishop

Send tax notice to:
Meriweather Development
329 Business Circle, Suite A
Pelham, Al. 35124

Inst # 2001-37304

WARRANTY DEED

STATE OF ALABAMA
SHELBYCOUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Five Hundred Dollars and no/100 (\$10,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, T. H. Walton, as surviving grantee

herein referred to as grantor, (whether one or more), grant bargain, sell and convey unto Meriweather Development herein referred to as grantee (whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

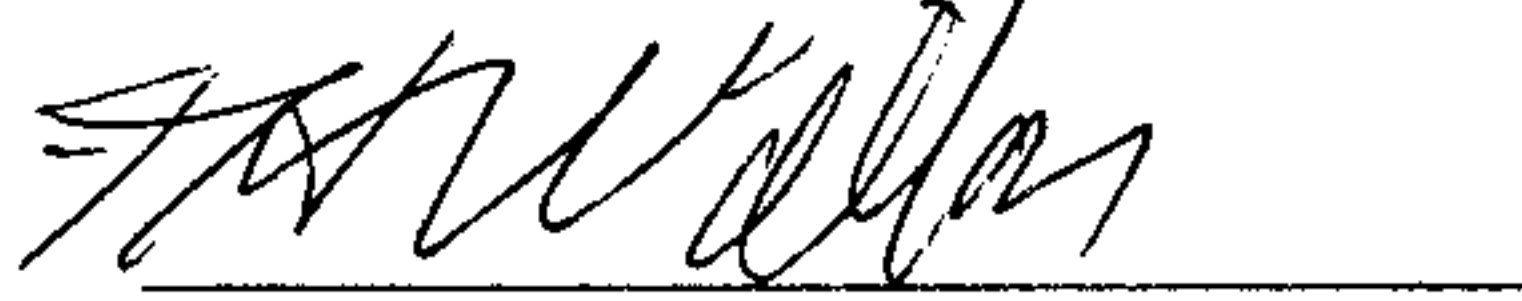
Beginning at a point being the SW corner of the NE ¼ of the NE ¼ of Section 20, Township 22 South, Range 2 West, thence N 87 deg. 51 min., 33 sec. E a distance of 675.65 feet; thence N 07 deg. 43 min. 07 sec. W a distance of 174.80 feet to the point of beginning; thence continue northerly along said line, a distance of 123.89 feet; thence N 86 degrees 53 min. 02 sec., E a distance of 273.04 feet; thence S 08 deg. 24 min. 20 sec. E distance of 120.00 feet; thence S 86 deg. 02 min. 49sec. W a distance of 274.19 feet to the point of beginning. Being situated in Shelby County, Alabama.

"T. H. Walton is the surviving grantee of deed recorded in Book 301 page 690 in the Probate Office of Shelby County, Alabama; the other grantee, Bernice P. Walton, being deceased".

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, his heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will and Grantors' heirs, executors and administrators shall, warrant and defend the same to said Grantee, and Grantee's heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 28th day of August, 2001.



STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that T. H. Walton, 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 signed his name voluntarily on the day the same bears date.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this ~~28th~~ day of August, 2001



Notary Public

My commission expires: ~~My Commission Expires June 28, 2005~~

08/30/2001-37304
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 MSB 24.50

Carole Little

State of _____
County of _____

AFFIDAVIT AS TO REAL ESTATE COMMISSIONS

(NOTE: THIS AFFIDAVIT MUST BE PROVIDED BY BOTH THE SELLER AND THE PURCHASER AND ANY LESSOR AND LESSEE IN THIS TRANSACTION.)

Before me, the undersigned Notary Public in and for said county and state, personally appeared the affiant, who after being duly sworn, did affirm as follows:

I am the: ☒ Seller ☐ Purchaser ☐ Lessor ☐ Lessee
as to the following property:

Inst # 2001-37304

08/30/2001-37304
08/29/2001-37304
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 24.50

I affirm under oath that as to any real estate commission relating to this transaction:

- ☐ The lien has been waived in writing by the potential or actual lien claimant or the expressly authorized agent for same. (NOTE: An executed copy of said waiver is attached hereto.)
- ☐ All compensation due or claimed to be due, or to become due, under the listing, agency, or other brokerage agreement however called, written or otherwise, has been paid in full, and there is no unpaid or disputed real estate commission relating to this transaction.
- ☐ AND, I have not received any written notice concerning any real estate commission which could give rise to a Broker's Lien under Sections 35-11-450 et seq., Code of Alabama, 1975 as amended.

NOTE: If the affiant is a corporation, limited liability company, partnership, limited partnership, etc. execution must be appropriate for the entity.

[Signature] (L.S.)
Seller

[Signature] (L.S.)
Purchaser

(L.S.)
Lessor

(L.S.)
Lessee

Sworn to and subscribed before me on this 28th day of AUGUST, 2001.

[Signature] (Seal)
Notary Public
My Commission Expires:

My Commission Expires June 28, 2005

Sworn to and subscribed before me on this 28th day of AUGUST, 2001.

[Signature] (Seal)
Notary Public
My Commission Expires:

My Commission Expires June 28, 2005