

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste 210
Birmingham, AL 35243

Send Tax Notice To:
Joseph A. Weber
5013 Mineola Ln.
Birmingham, AL 35244



20130418000159240 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
04/18/2013 01:39:37 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

JOSEPH A. WEBER, AN UNMARRIED MAN

(herein referred to as Grantor, whether one or more), grants, bargains, sells, and conveys unto

JOE WEBER, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE WEBER LIVING TRUST, DATED APRIL 11, 2013 AND ANY AMENDMENTS THERETO

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

See attached Exhibit "A" for Legal Description. Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

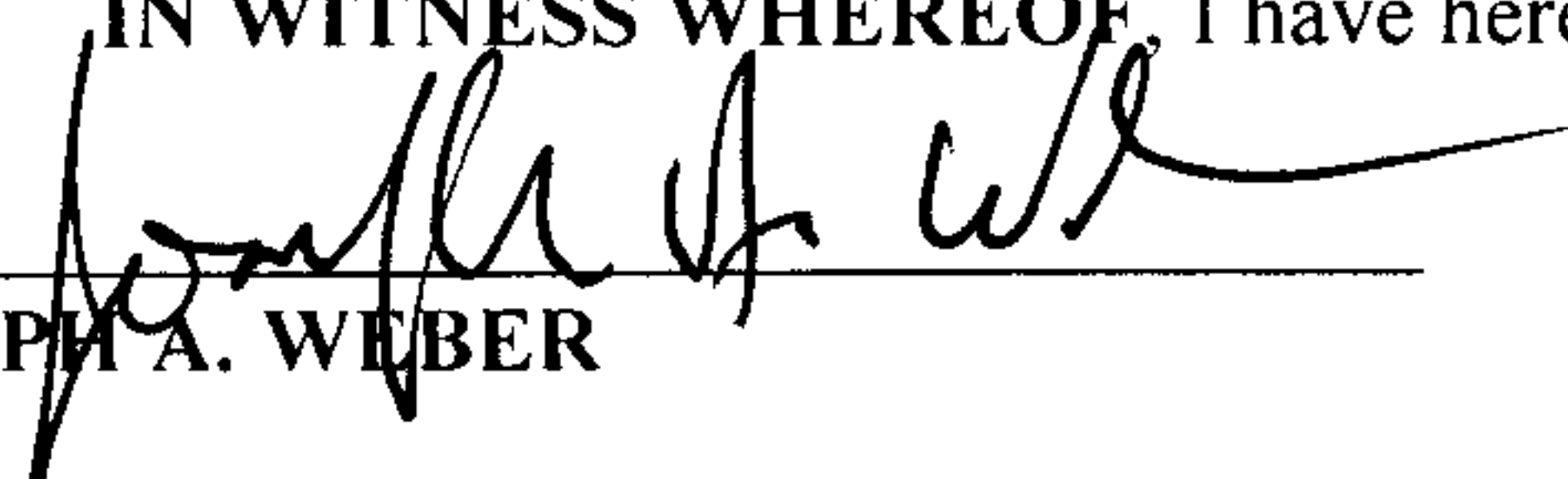
Joseph A. Weber and Joe Weber are one and the same person.

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

THE GRANTOR herein grants full power and authority by this deed to the Trustee(s), and either of them, and all successor trustee(s) to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivering property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustee(s) (or successor trustee(s)) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or their successors 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 my (our) heirs, executors and administrators shall warrant and defend the same to the said **GRANTEE**, his, her or their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11 day of April, 2013.



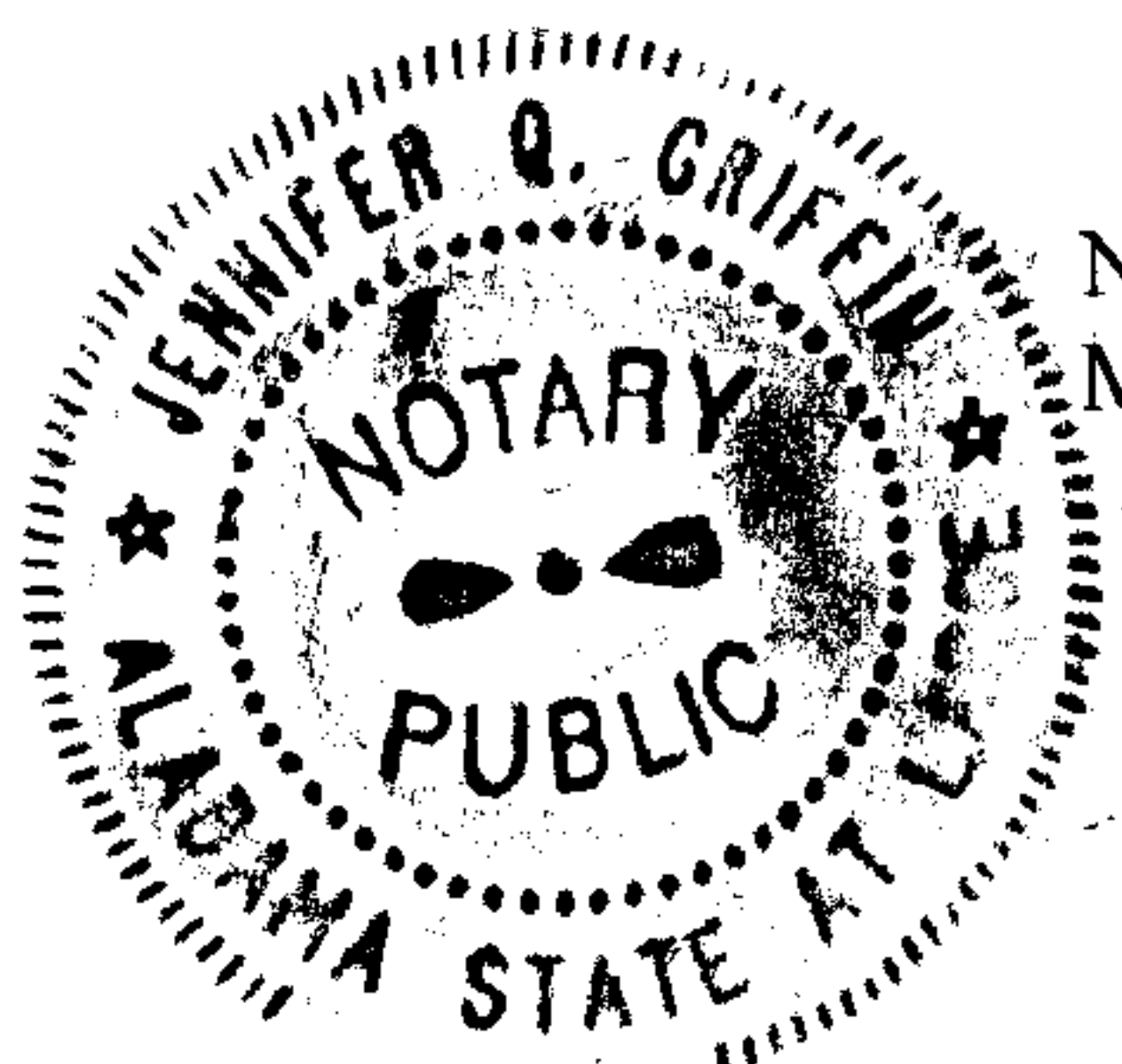
JOSEPH A. WEBER

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGEMENT:

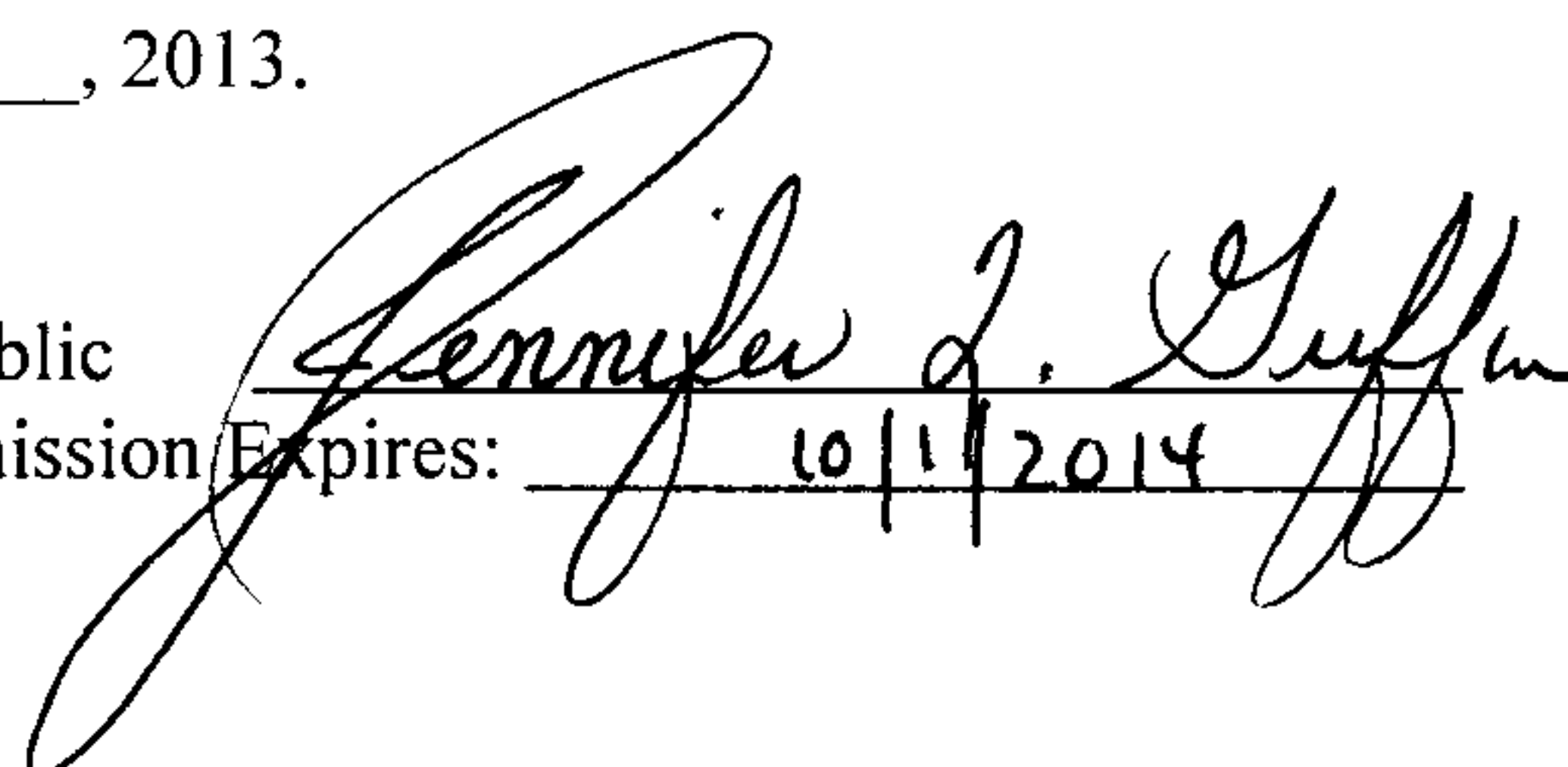
I, Jennifer Q. Griffin, a Notary Public in and for said County, in said State, hereby certify that Joseph A. Weber, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 11 day of April, 2013.



Notary Public

My Commission Expires:



10/11/2014

Shelby County, AL 04/18/2013
State of Alabama
Deed Tax: \$10.00

Exhibit "A"

Lot 71, according to the plat of Old Ivy Subdivision, Phase I, being a resurvey of portions of Lots 22 - 32 Tract Fifty One Subdivision, Parcel "B", recorded in Map Book 11, Page 26, all situated in the Southwest 1/4 of Section 14 and the Northwest 1/4 of Section 23, Township 22 South, Range 2 West, in the Office of the Judge of Probate of Shelby County, Alabama, as recorded in Map Book 35, Page 43a and 43b, and as amended in the Amended Map of Old Ivy Subdivision, Phase I, recorded in Map Book 36, Page 5a and 5b, in the Office of the Judge of Probate of Shelby County, Alabama

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments of record in Book 114, Page 193 and Book 144, Page 196, and Doc No. 20050815000418520, in the office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom any restrictions, reservations, setbacks and easements, if any, as shown on the plat recorded in Document No. 20050614000290310, in the Office of the Judge of Probate of Shelby County, Alabama; and

Further excepting therefrom Easement/Right of way granted to Alabama Power Company in Deed Book 121, Page 464, Deed Book 188, Page 43 AND Deed Book 80, Page 195, in the Office of the Judge of Probate of Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name Joseph A. Weber
Mailing Address 5013 Mineola Ln.
Birmingham, AL 35244

Grantee's Name the Weber Living Trst,
Mailing Address 5013 Mineola Ln.
Birmingham, AL 35244

Property Address 264 Ivy Hills, Cir.
Calera, AL 35040

Date of Sale 04/11/2013

Total Purchase Price \$ 10,000

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

☐ Appraisal

☐ Sales Contract

☐ 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 being conveyed by the instrument offered for record.



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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 4/11/2013

Print Joseph A. Weber

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1