

This instrument was prepared by:  
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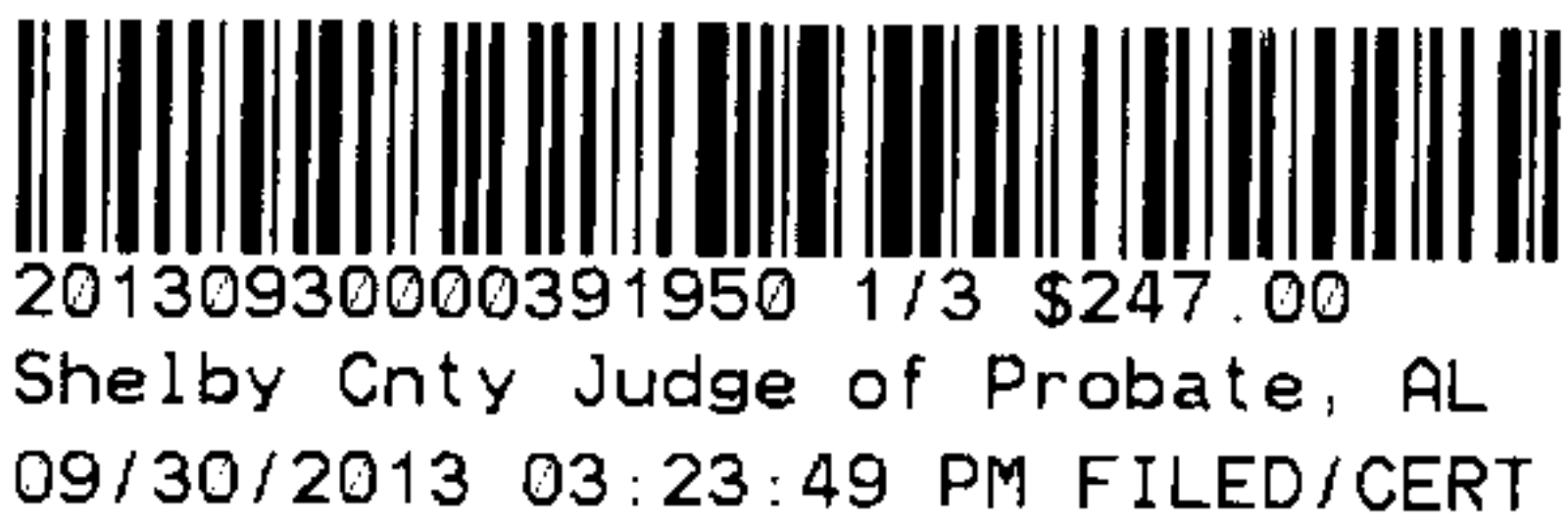
Send Tax Notice To: P & A Investments, LLC  
1850 Hwy 467  
Vincent Ala 35178

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS:



That in consideration of Two Hundred Twenty Seven Thousand Dollars and zero cents (\$227,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, MAHALA ANDREA WELDON, a married woman (as to an undivided one-half interest) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto P & A Investments, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR(S), OR OF HIS/HER/THEIR RESPECTIVE SPOUSES.

TO HAVE AND 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 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 person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 20th day of September, 2013.

_____ (SEAL)	<u>Mahala Andrea Weldon</u> (SEAL) MAHALA ANDREA WELDON
_____ (SEAL)	_____ (SEAL)
_____ (SEAL)	_____ (SEAL)
	_____ (SEAL)

STATE OF ALABAMA

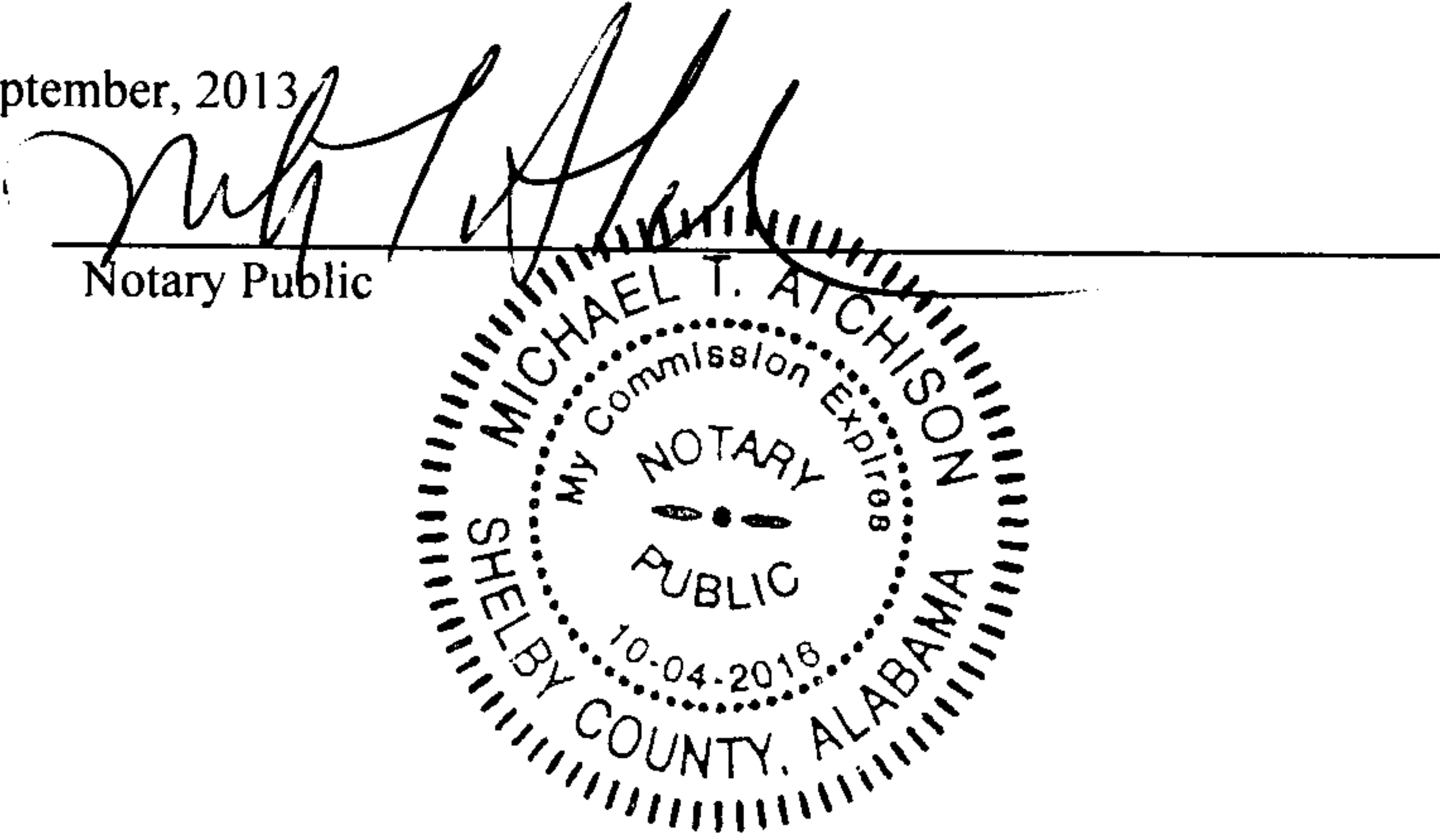
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that MAHALA ANDREA WELDON (as to an undivided one-half interest) 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of September, 2013


My Commission Expires: 10-4-16



# EXHIBIT A

Lot 15, according to the Preliminary map of Oak Mountain Office Park, Inc., more particularly described as follows:

A parcel of land located in the Northwest ¼ of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of said Northwest ¼; thence in a southerly direction along the East line of said ¼ a distance of 446.20 feet to the Southeast right of way line of Oak Mountain State Park Road; thence 53 degrees 05 minutes right in a southwesterly direction along said right of way a distance of 1432.0 feet to the Point of Beginning; thence continue along last described course a distance of 107.74 feet to a point on a curve to the right, said curve having a central angle of 7 degrees 06 minutes 30 seconds left, measured to tangent of said curve,; thence in a southwesterly direction along arc of said curve a distance of 149.65 feet to end of said curve; thence continue in a southwesterly direction a distance of 203.80 feet to a point on a curve to the left, said curve having a central angle of 8 degrees 37 minutes 54 seconds and a radius of 469.24 feet; thence 143 degrees 40 minutes 36 seconds left, measured to tangent of said curve; thence in a northeasterly direction along arc of said curve a distance of 70.69 feet to end of said curve; thence continue in a northeasterly direction a distance of 106.86 feet to the beginning of a curve to the right, said curve having a central angle of 8 degrees 15 minutes and a radius of 1069.44 feet; thence along arc of said curve in a northeasterly direction a distance of 153.99 feet to end of said curve; thence continue in a northeasterly direction a distance of 75.08 feet; thence 95 degrees 02 minutes 30 seconds left in a northwesterly direction a distance of 193.71 feet to the Point of Beginning.  
LESS AND EXCEPT property conveyed to William A. Davis in deed recorded in Inst. No. 20030311000148450 in Probate Office of Shelby County, Alabama.

  
20130930000391950 2/3 \$247.00  
Shelby Cnty Judge of Probate, AL  
09/30/2013 03:23:49 PM FILED/CERT



## Real Estate Sales Validation Form

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

Grantor's Name Muhlen Weldon  
Mailing Address 1850 Hwy 467  
Vincent Ala

Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Property Address \_\_\_\_\_  
2050 Oakmont Rd  
Pelham 35724

Date of Sale 9-2013  
Total Purchase Price \$ 227,000  
Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors 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 Agent

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 9-20-13

\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print Muhlen Weldon  
Sign Muhlen Weldon  
(Grantor/Grantee/Owner/Agent) circle one

  
20130930000391950 3/3 \$247.00  
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