

This instrument was prepared by:

The Law Office of Jack R. Thompson, Jr., LLC
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(205) 443-9027

Send Tax Notice To:

John W. Willman
264 Ivy Hills Cir
Calera AL 35040



20171114000411320 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
11/14/2017 09:32:14 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That, in consideration of \$149,000.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Bruce Weber, Successor Trustee, under the Weber Living Trust, dated April 11, 2013, and any amendments thereto (the "Grantor", whether one or more), whose mailing address is

2078 Daniel Gray Hwy, Stockton NJ 08559, do hereby grant, bargain, sell, and convey unto John W. Willman (the "Grantee", whether one or more), whose mailing address is 264 Ivy Hills Circle Calera, AL 35040 the following-described real estate situated in Shelby County, Alabama, the address of which is 264 Ivy Hills Circle, Calera, AL 35040; to-wit:

Joseph A. Weber aka Joseph Aaron Weber aka Joe Weber died on April 28, 2017

SEE ATTACHED EXHIBIT "A"

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$149,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Bruce Weber, Successor Trustee, under the Weber Living Trust, dated April 11, 2013, and any amendments thereto has/have hereunto set his/her/their hand(s) and seal(s) this 14 day of November, 2017.

20171114000411320 11/14/2017 09:32:14 AM DEEDS 2/3

Bruce Weber, Successor Trustee, under the Weber Living Trust, dated April 11, 2013 and any amendments thereto

BY: Bruce Weber

Trustee

State of New Jersey
Hudson County


20171114000411320 2/3 \$22.00
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I, The Undersigned, a notary for said County and in said State, hereby certify that Bruce Weber whose name as Successor Trustee of the Weber Living Trust dated April 11, 2013 and any amendments thereto, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in he capacity as such Successor Trustee of the Weber Living Trust and with full authority, executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 14 day of November, 2017.

Caillin A. Quinones

Notary Public

Commission Expires:

CAITLIN A. QUINONES
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50048072
My Commission Expires 10/26/2021

EXHIBIT "A"
Legal Description

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 SW 1/4 of Section 14 and the NW 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.

Filed and Recorded



20171114000411320 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
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te Judge,