

25.00
Tax @ 1.00
26.00

This Instrument was Prepared by:
Eberhard Weiss
Anke W. Weiss
1337 Oregon Drive
Concord, CA 94521

Send Tax Notice To: Justin Howard McCarty
Jamie Michelle McCarty

WARRANTY DEED

State of Alabama

) Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Eberhard Weiss and Anke W. Weiss, husband and wife** (herein referred to as grantors), do grant, bargain, sell and convey unto **Justin Howard McCarty and Jamie Michelle McCarty** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 24 of the property of Charles W. Mobley, as shown on Plat prepared by Norman D. DeLoach, Alabama R.L.S. No. 8760, dated May 2, 1983 and re-recorded in Map Book 8, Page 124, in the Office of the Judge of Probate of Shelby County, Alabama.

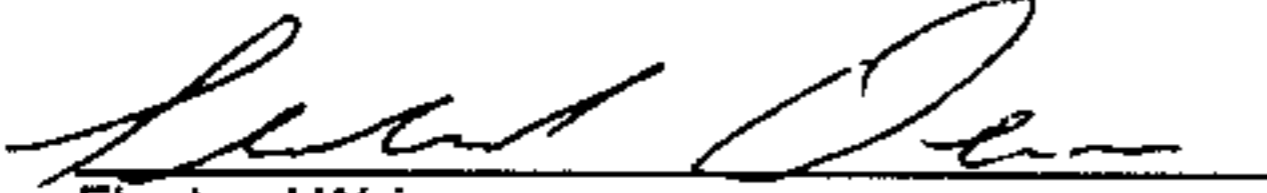
Subject to easements, reservations and restrictions at record.

Purchase money mortgage in the amount of \$138,430.00 closed simultaneously herewith.

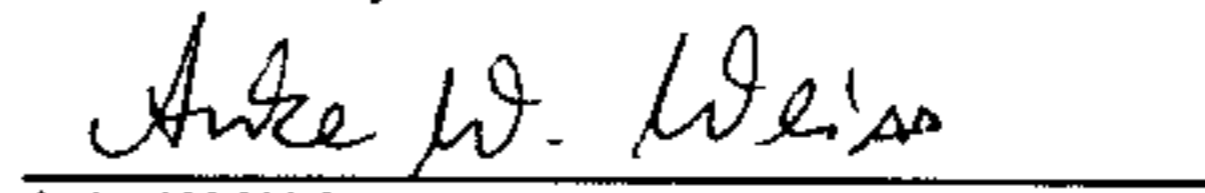
TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 31 day of January, 2019.


Eberhard Weiss

(Seal)


Anke W. Weiss

(Seal)

State of _____

) General Acknowledgment

County of _____

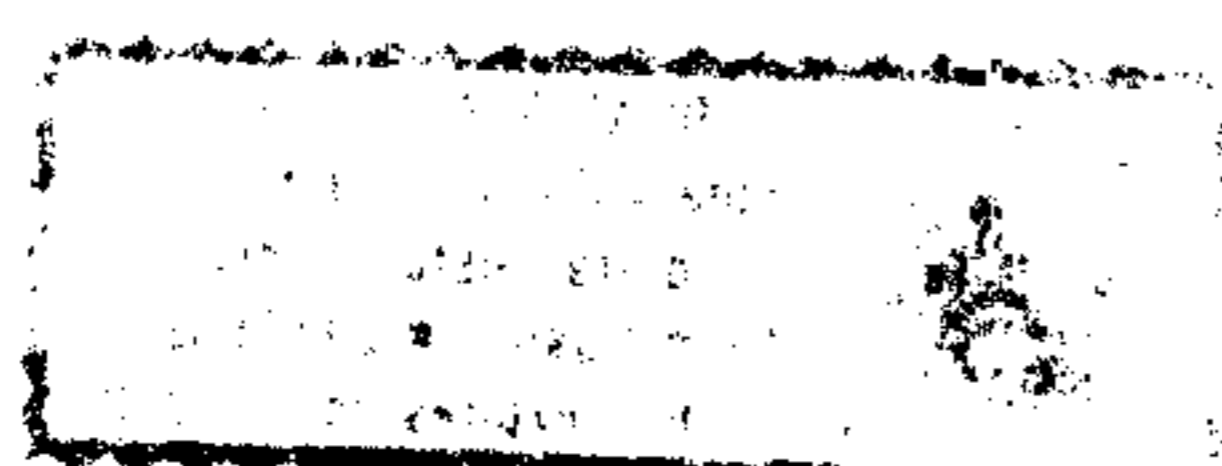
I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **Eberhard Weiss and Anke W. Weiss, husband and wife** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the _____ day of January, 2019.

See attached

My Commission Expires: _____

Notary Public

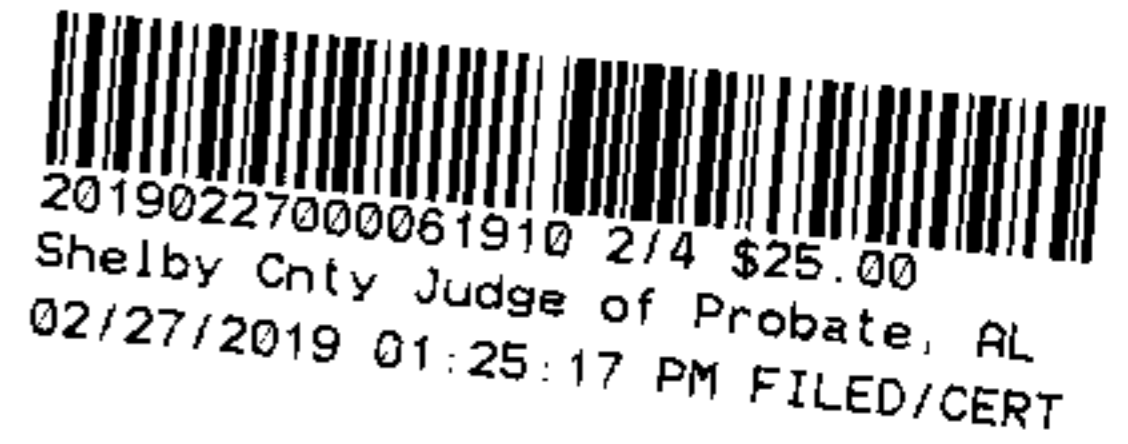


20190227000061910 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
02/27/2019 01:25:17 PM FILED/CERT



ALABAMA DEPARTMENT OF REVENUE
 INDIVIDUAL & CORPORATE TAX DIVISION
 WITHHOLDING TAX SECTION
 P.O. Box 327480 • Montgomery, AL 36132-7480
 www.revenue.alabama.gov

Form NR-AF3
 1/14



Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED)

Anke W. Weiss

SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*

080-32-3653

SPOUSES'S IDENTIFICATION NUMBER (SSN OR FEIN)*

STREET ADDRESS

CITY

STATE

ZIP

1337 Oregon Dr. Concord, Ca 94521

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, Code of Alabama 1975. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

* For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- The seller or buyer is an agency or authority of the United States of America or the State of Alabama.
- The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- The seller or buyer is a private mortgage insurance company.
- The purchase price of the property is less than \$300,000.00.
- The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.
- The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- The seller is an insurance company which pays to Alabama a tax on its premium income.
- The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief true, correct, and complete.

Anke W. Weiss 01/31/19

Seller's Signature (and Title, if applicable)

Date

[Signature]

Spouse's Signature (and Title, if applicable)

1-31-19

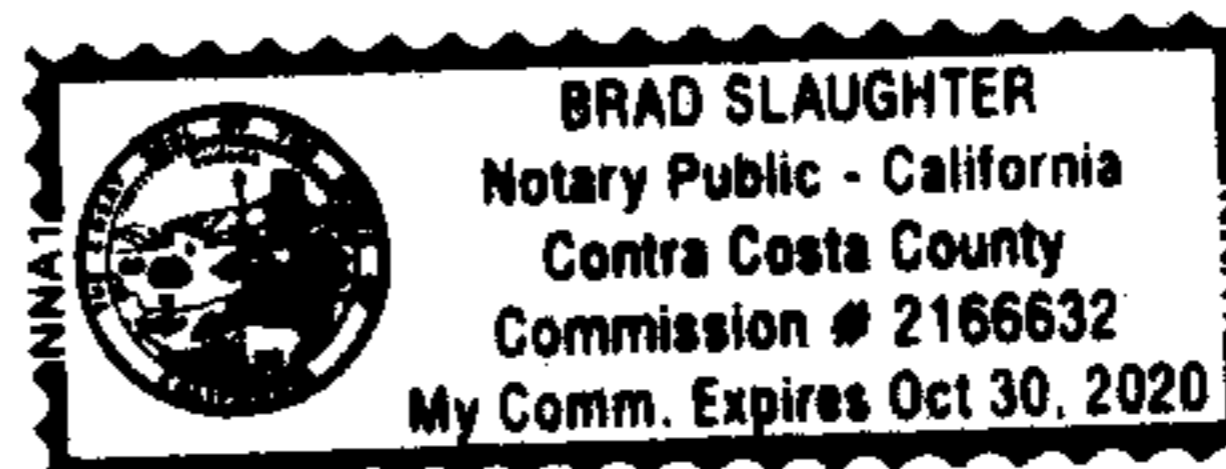
Date

Sworn to and subscribed before me this
 day of January, 2019

Brad Slaughter, Notary public

My commission expires: 10-30-2020

File No.: 5491118



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

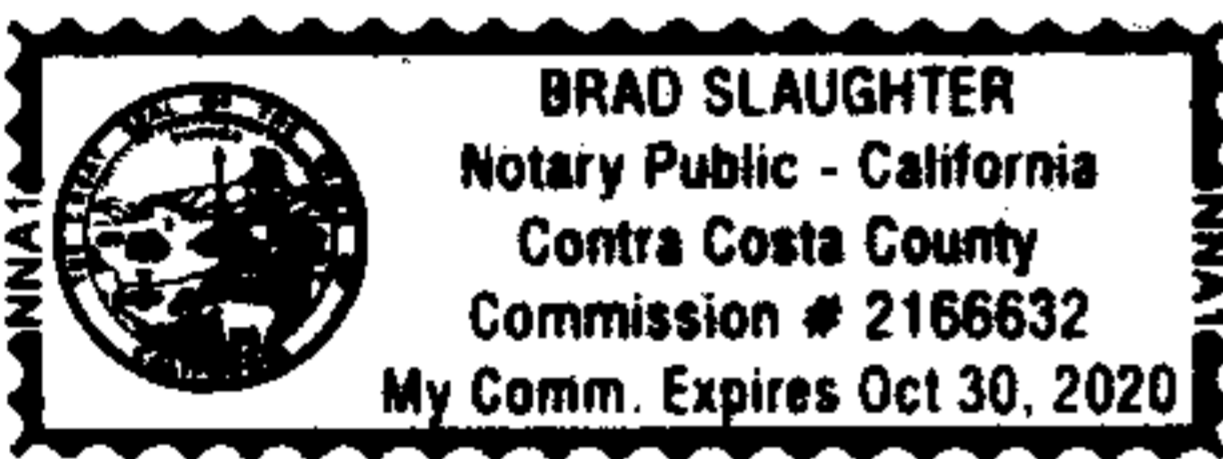
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Contra Costa }

On January, 31 2019 before me, Brad Slaughter
Date Here Insert Name and Title of the Officer
personally appeared Eberhard Weiss and Anke Weiss
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



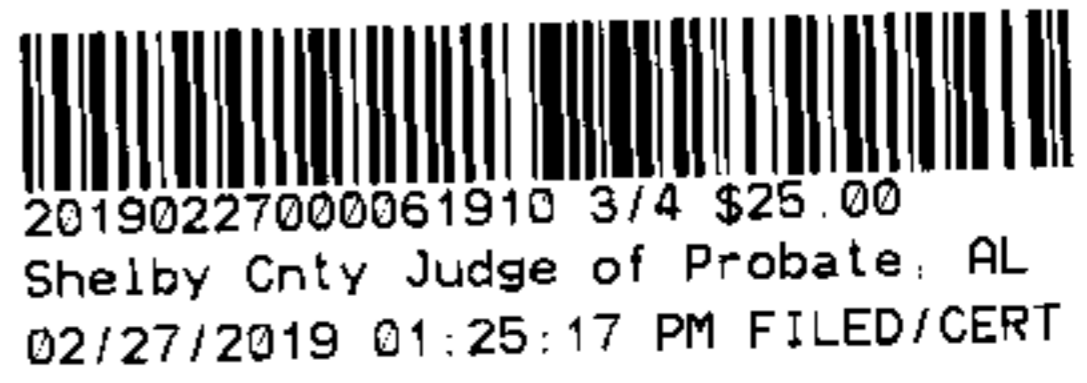
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: Number of Pages: 1
Signer(s) Other Than Named Above:
Capacity(ies) Claimed by Signer(s)
Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian of Conservator
[] Other:
Signer is Representing:



Real Estate Sales Validation Form

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

Grantor's Name	Eberhard Weiss Anke W. Weiss	Grantee's Name	Justin Howard McCarty Jamie Michelle McCarty
Mailing Address	1337 Oregon Drive Concord, CA 94521	Mailing Address	383 Country Church Road Harpersville, AL 35078
Property Address	Street Address TBD Harpersville, AL 35078	Date of Sale	January 31, 2019
		Total Purchase Price	\$50,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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, 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 of 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 01/31/2019

Print Justin Howard McCarty

Unattested

Sign [Signature]

(verified by)

(Grantor Grantee Owner/Agent) circle one



20190227000061910 4/4 \$25.00
Shelby Cnty Judge of Probate: AL
02/27/2019 01:25:17 PM FILED/CERT

Form RT-1