

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Richard Weigant, Trustee of the Weigant Family Trust dated April 2, 2018, does grant, bargain, sell and convey unto Robert N. Weigant and Marie R. Weigant (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 89, according to the survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19, page 160, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Pelham, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights and to the following:

1. Building Setback line of 20 feet reserved from Chase Creek Circle, as shown per plat.
2. Utility easements as shown by recorded plat, including 10 feet along the rear.
3. Restrictions, limitations and conditions as set out in Map Book 19, page 160, in the Probate Office of Shelby County, Alabama.
4. Right(s)-of-Way(s) granted to City of Pelham, as set out in Volume 341, page 725, in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. No. 1995-13743, in Probate Office.
6. Right(s) of Way(s) granted to Alabama Power Company, as set out in Inst. No. 1995-12819, in the Probate Office,

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns

of such survivor forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this
21st day of May, 2019.

Richard Weigant

Richard Weigant, Trustee of the Weigant
Family Trust dated April 2, 2018

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard Weigant, whose name as Trustee of the Weigant Family Trust dated April 2, 2018, 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 conveyance, he executed the same voluntarily as trustee on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2019.

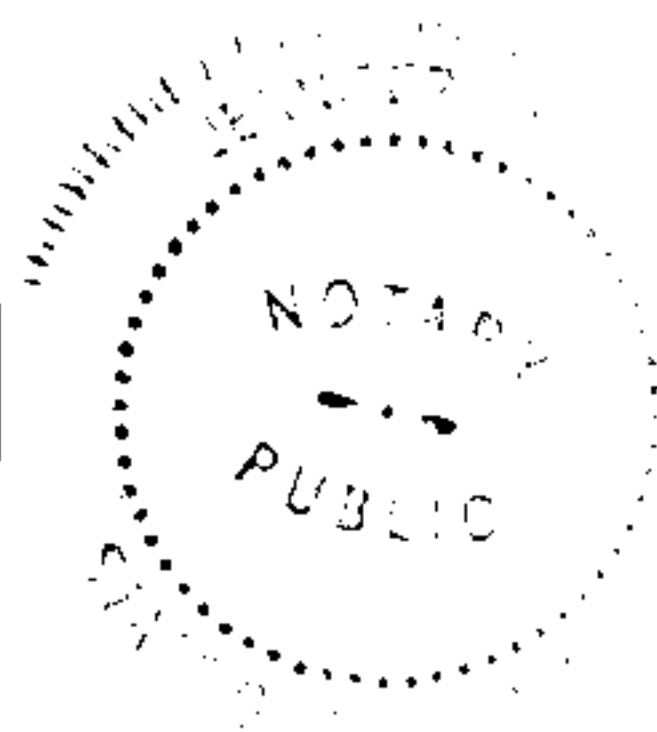
Jennifer Weigant

Notary Public

My commission expires:



20190522000175840 2/3 \$119.50
Shelby Cnty Judge of Probate, AL
05/22/2019 02:22:53 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 Richard Weigant, trustee
Mailing Address 116 Brookshire Lane
Pelham, AL 35124

Grantee's Name Robert & Marie Weigant
Mailing Address 176 Chase Creek Circle
Pelham, AL 35124

Property Address 176 Chase Creek Circle
Pelham, AL 35124

Date of Sale 5-21-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 98,300.00

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, 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 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 5-21-19

Print Richard Weigant

☐ Unattested

Sign Richard Weigant

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190522000175840 3/3 \$119.50
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