

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Heidi L. Weldon
1300 Inverness Cove Drive
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty Nine Thousand and 00/100 Dollars (\$229,000)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Anthony M. Daniel and his wife Norma S. Daniel

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Heidi L. Weldon

(hereinafter referred to as "Grantee") the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 163A, according to the Final Plat of Residential Subdivision Inverness Cove, Phase 2 Resurvey #1, as recorded in Map Book 36, Page 110 A & B, in the Probate Office of Shelby County, Alabama.
\$206,100 of the proceeds come from a mortgage recorded simultaneously herewith.

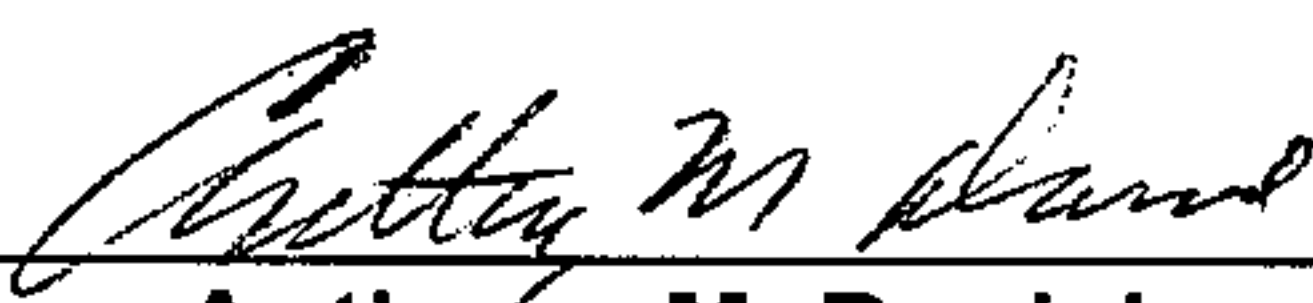
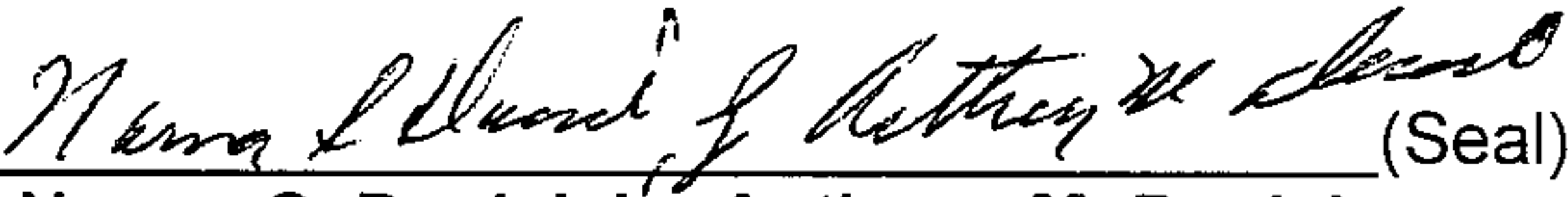
Anthony M. Daniel, attorney in fact for the Grantor, Norma S. Daniel, affirms that Norma S. Daniel is still alive and has not revoked or modified the authority granted to him in the Durable Power of Attorney recorded herewith. Anthony M. Daniel and Anthony M. Daniel, Sr., as reflected in the Power of Attorney recorded herewith, is one and the same person.

- Subject to:
- (1) 2019 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, **her** heirs and assigns, forever;

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

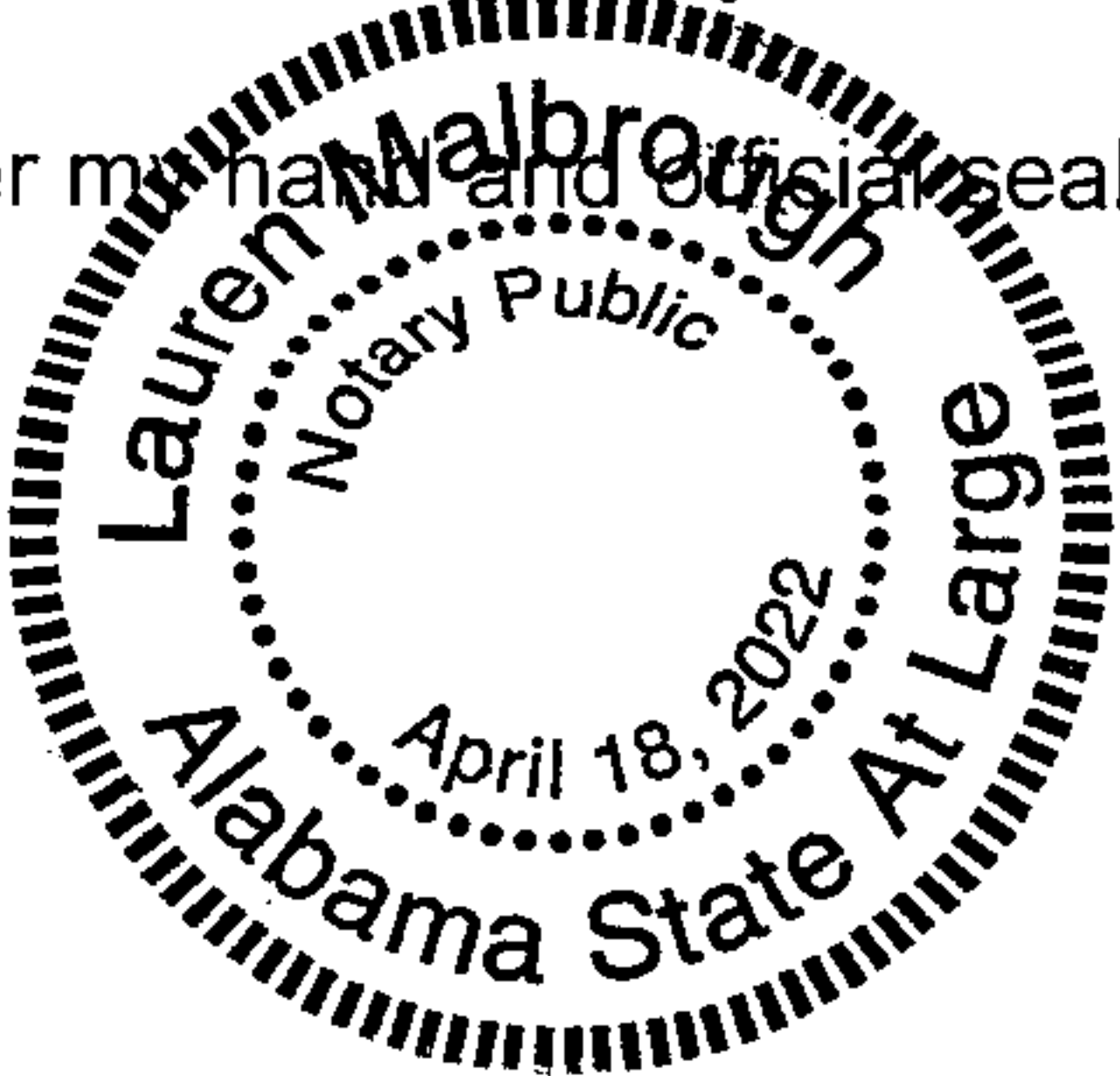
IN WITNESS WHEREOF, we have set our hands and seals, this **25th day of June, 2019.**


 (Seal)  (Seal)
Anthony M. Daniel **Norma S. Daniel, by Anthony M. Daniel**
Her Attorney in Fact *Her Attorney in Fact*

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Anthony M. Daniel and Norma S. Daniel, by her Attorney in Fact, Norma S. Daniel** whose names are 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, both individually and in his capacity as Attorney in Fact, on the day the same bears date.

Given under my hand and official seal this **25th day of June, 2019.**




Notary Public: **Lauren Malbrough**
My Commission Expires: **04/18/2022**

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Anthony M. Daniel**

Date of Sale: **June 25th, 2019**

Grantor Name: **Norma S. Daniel**

Mailing Address: **1300 Inverness Cove Drive
Birmingham, Alabama, 35242**

Total Purchase Price: **\$229,000**

Or
Actual Value: \$ _____

Property Address: **1300 Inverness Cove Drive
Birmingham, Alabama, 35242**

Or
Assessor's Market Value: \$ _____

Grantee Name: **Heidi L. Weldon**

Mailing Address: **1300 Inverness Cove Drive
Birmingham, AL, 35242**

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 _____

XX 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 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: **June 25th, 2019**

Print:

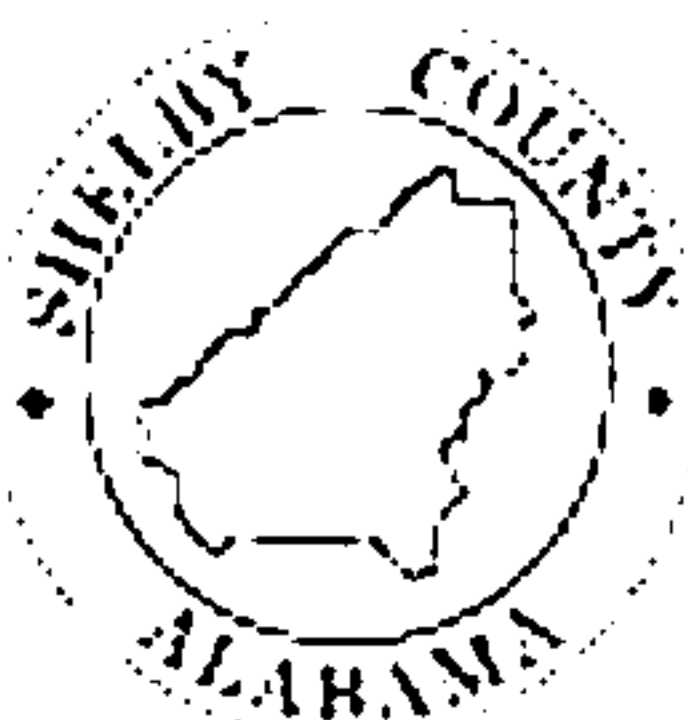
Heidi L. Weldon

____ Unattested

(verified by)

Sign:

Heidi L. Weldon
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2019 02:29:09 PM
\$41.00 CHARITY
20190702000237290

Allen S. Bayl