

This instrument was prepared by:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
Helena, AL 35080

Send tax notice to:

Danielle Tingley Weaver
3033 Stonecreek Trace
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$260,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joseph M. Brunson, Jr. and Pamela Brunson, Husband and Wife** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **Danielle Tingley Weaver** (herein referred to as grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1753, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 6, as recorded in Map Book 34 at Page 67, in the Probate Office of Shelby County, Alabama.

Subject to:

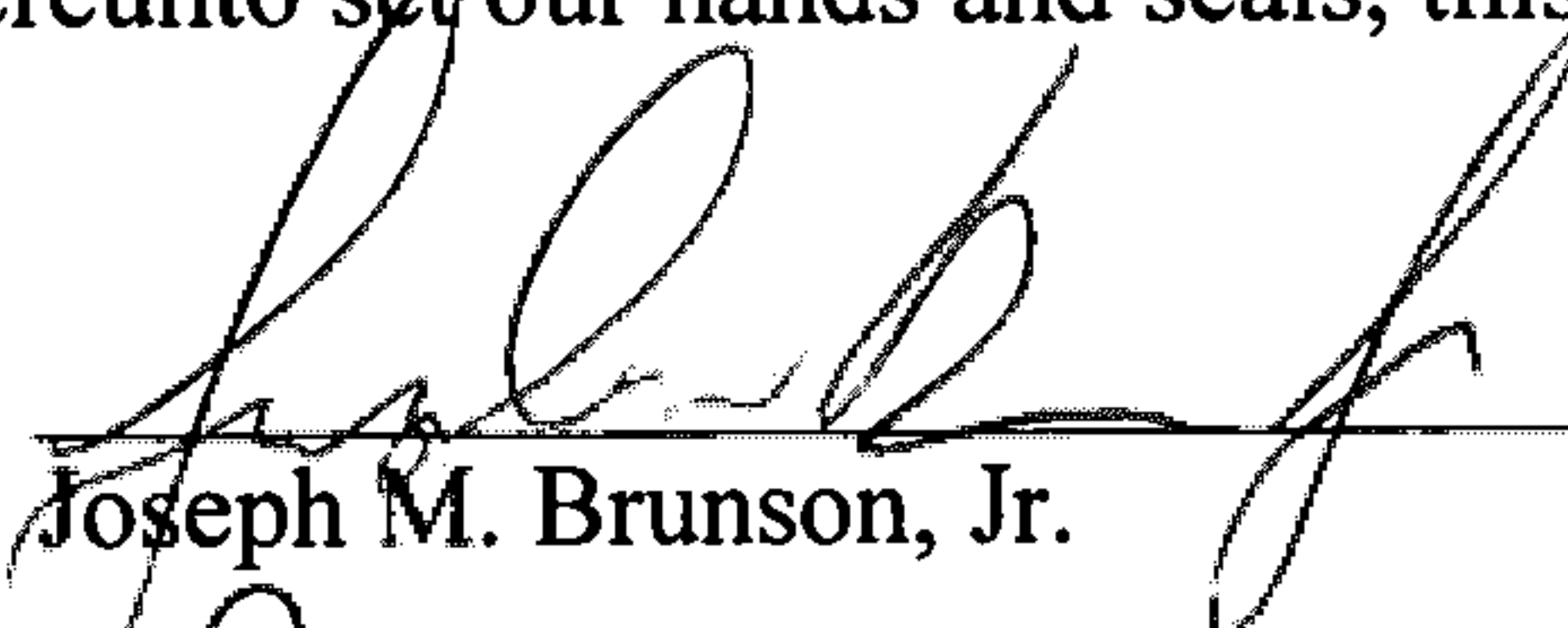
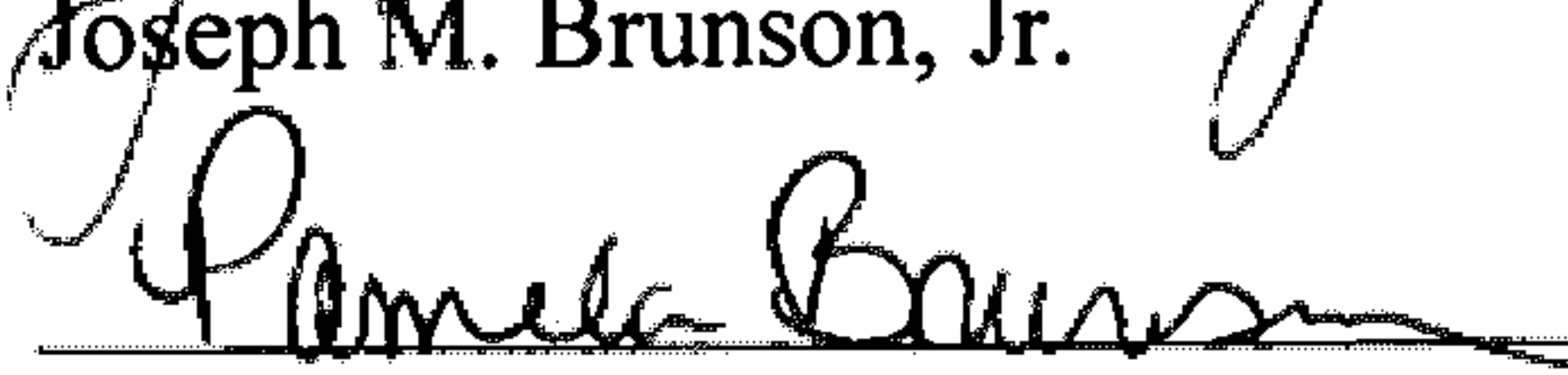
1. Taxes for the year 2021 and subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, and limitations, if any, of record.
3. Pamela Brunson is one and the same as Pamela Haskew, one of the Grantee

See Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to the said grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that she is 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 the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 18th day of December, 2020.

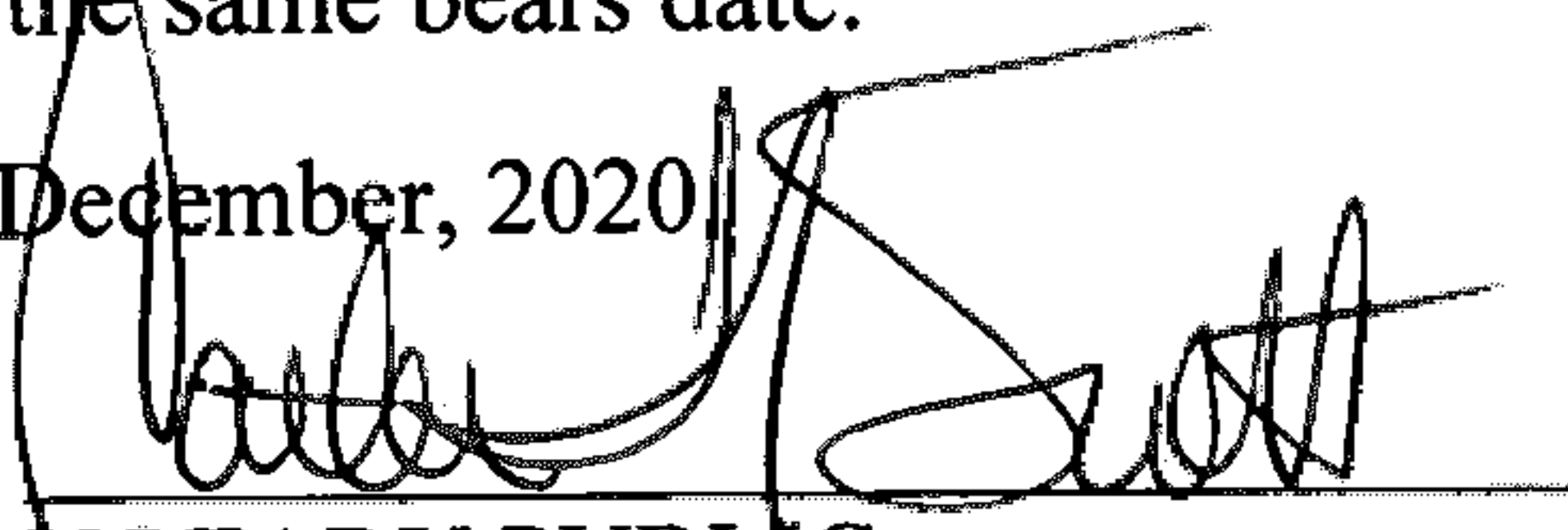
 (SEAL)
Joseph M. Brunson, Jr.
 (SEAL)
Pamela Brunson

ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph M. Brunson, Jr. and Pamela Brunson, Husband and Wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 18th day of December, 2020


NOTARY PUBLIC

My Commission Expires: 7-25-2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Joseph M. Brunson, Jr. and Pamela BrunsonMailing Address 137 Sharon Drive NE
Cleveland TN 37312Property Address 3033 Stonecreek Trace
Helena, AL 35080Grantee's Name Danielle Tingley WeaverMailing Address 3033 Stonecreek Trace
Helena AL 35080Date of Sale December 18, 2020Total Purchase Price \$260,000.00

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)

☒ Bill of Sale
☒ Sales Contract

☐ Appraisal
☐ 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 12-18-2020Print Collette H. ScottSign [Signature]

(Grantor/Grantee/ Owner/ Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/29/2020 07:33:22 AM
\$288.00 CHARITY
20201229000594700

Form RT-1Alvin S. Bayl