

This instrument was prepared by:

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

Send tax notice to:

Michael W. Weber  
*2716 Altadene Lake Rd.*  
*Birmingham, AL 35243*

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WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

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STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of THREE HUNDRED THOUSAND AND 00/100 Dollars ( \$300,000.00) to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, **Robert Malmberg, an unmarried man, Mary Wasley, an unmarried woman, By and Through her Attorney-in-Fact, Daniel Ray Williams, and Antoinette Hollis, an unmarried woman** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **Michael W. Weber and Wendy P. Weber** (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 307, according to the Survey of Alabama Power Company Recreational Cottage Site Sector IV, as recorded in Map Book 22, Page 52, in the Probate Office of Shelby County, Alabama.

**Subject to:**

1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, building lines, and limitations, if any, of record.

**TO HAVE AND TO HOLD** to 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 severed 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantees, their 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 the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

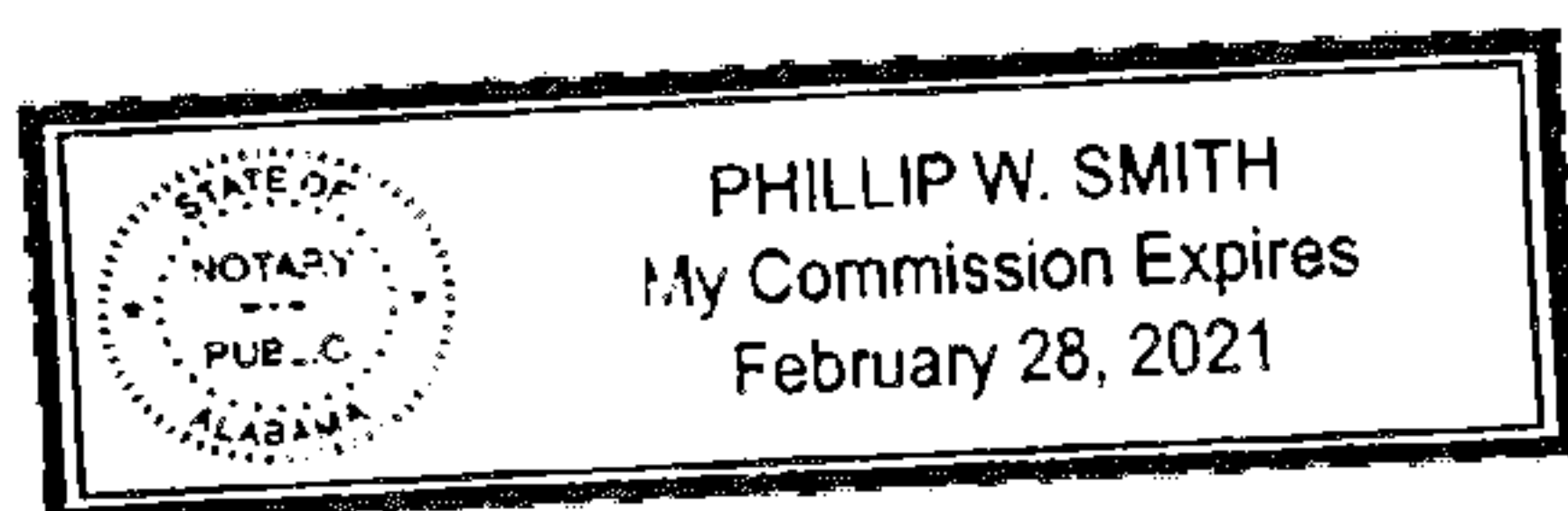
*Mary Wasley By and Through her Attorney-in-Fact*  
*Daniel Ray Williams* (SEAL)  
Mary Wasley By and Through her Attorney-in-Fact,  
Daniel Ray Williams

ACKNOWLEDGMENT

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

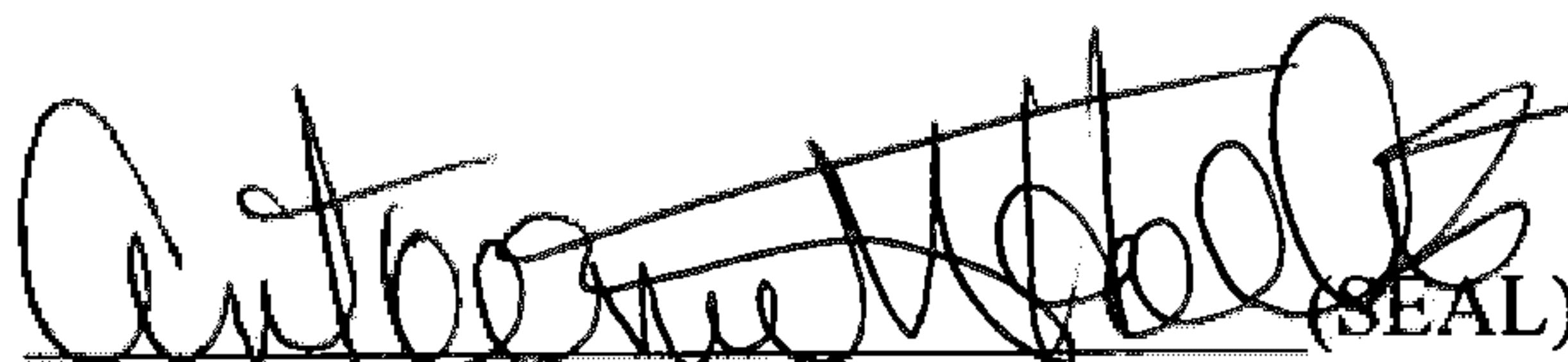
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Wasley, By and through her Attorney-in-Fact, Daniel Ray Williams, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he, as such Attorney-in-Fact and with full authority, executed the same voluntarily for said Mary Wasley, on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2021.



*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 2-28-2021

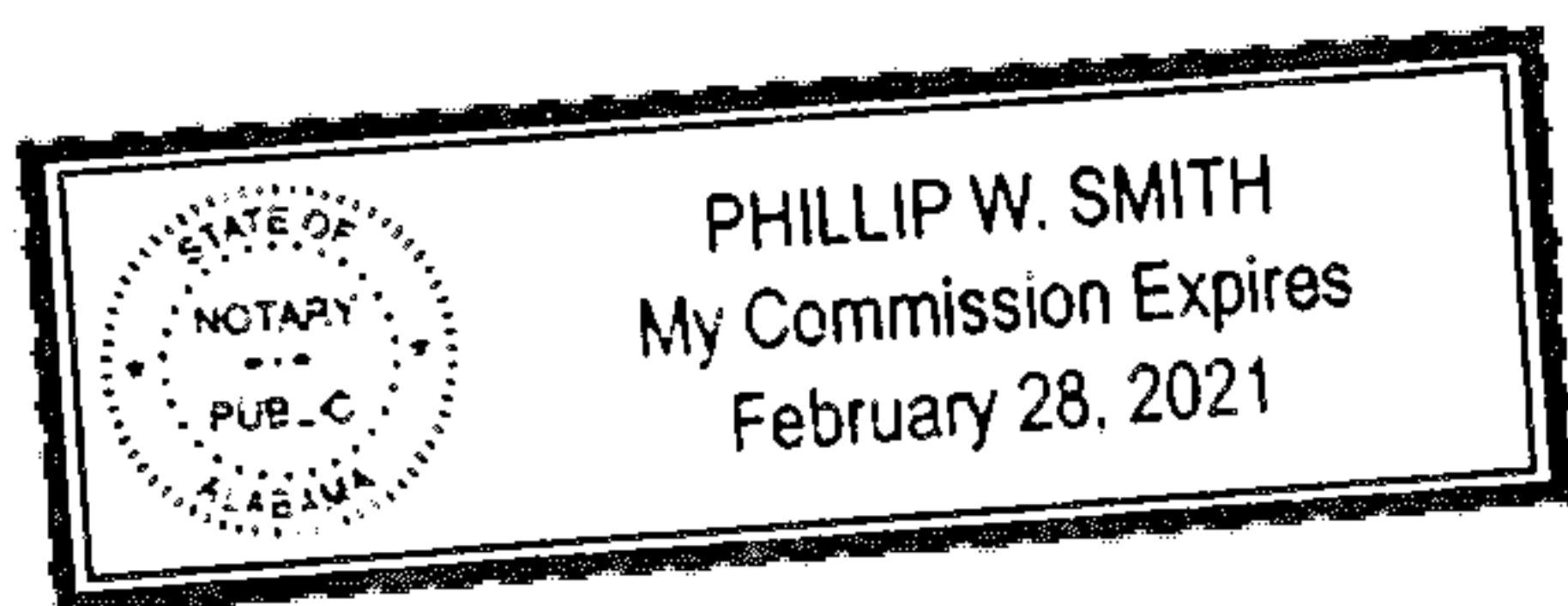
  
Antoinette Hollis

ACKNOWLEDGEMENT

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Antoinette Hollis, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of February, 2021.



  
NOTARY PUBLIC

My Commission Expires: 2-28-2021

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on the dates acknowledged below.

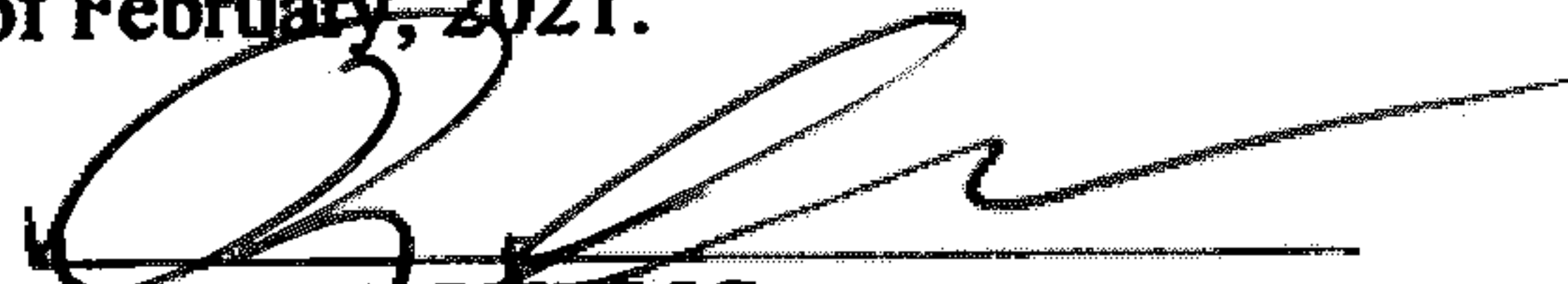
 (SEAL)  
Robert Malmberg

ACKNOWLEDGEMENT

STATE OF Georgia )  
COUNTY OF Glynn )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Malmberg, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2021.

  
NOTARY PUBLIC

My Commission Expires: October 4, 2024







Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2021 03:48:43 PM  
S334.00 CHERRY  
20210215000077210

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name Robert Malmberg, Mary Wasley, and  
Antoinette Hollis  
Mailing Address 3700 Hwy 61  
Columbiana, AL 35051  
Property Address 145 Beach Loop  
Shelby, AL 35143

Grantee's Name Michael W. Weber and Wendy P.  
Weber  
Mailing Address 2716 Altona Lake Rd  
Birmingham, AL 35243  
Date of Sale February 12, 2021  
Total Purchase Price \$300,000.00  
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 2-12-2021 Print Phillip W. Smith  
Unattested Sign [Signature]  
(verified by) (Grantor/Grantee/ Owner/Agent) circle one