

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Shelby County, Alabama
280 McDow Road
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eighty Five Thousand Seven Hundred and No/00 Dollars (\$85,700.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Devin A. Weldon and wife, Evelyn C. Weldon, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Shelby County, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

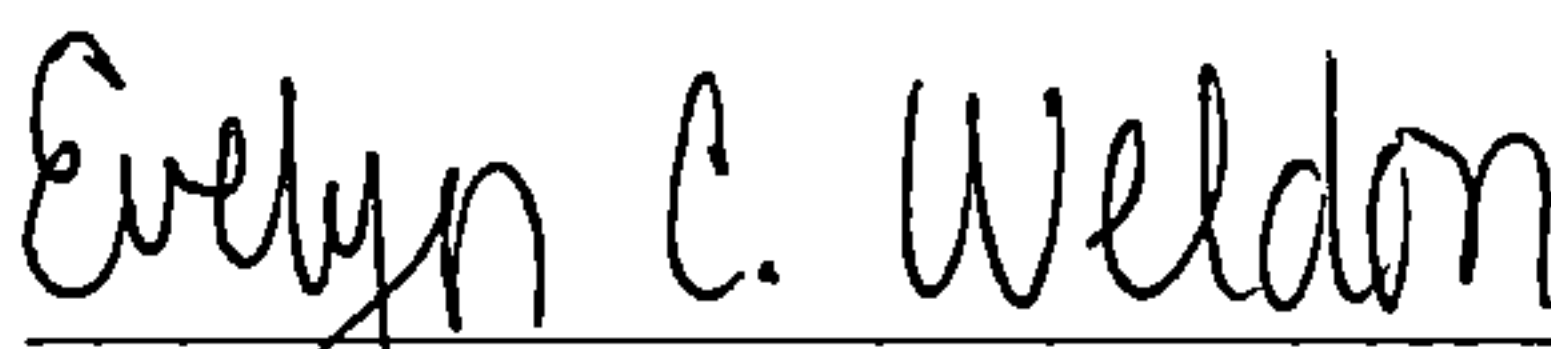
Subject to 2021 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of February, 2021.

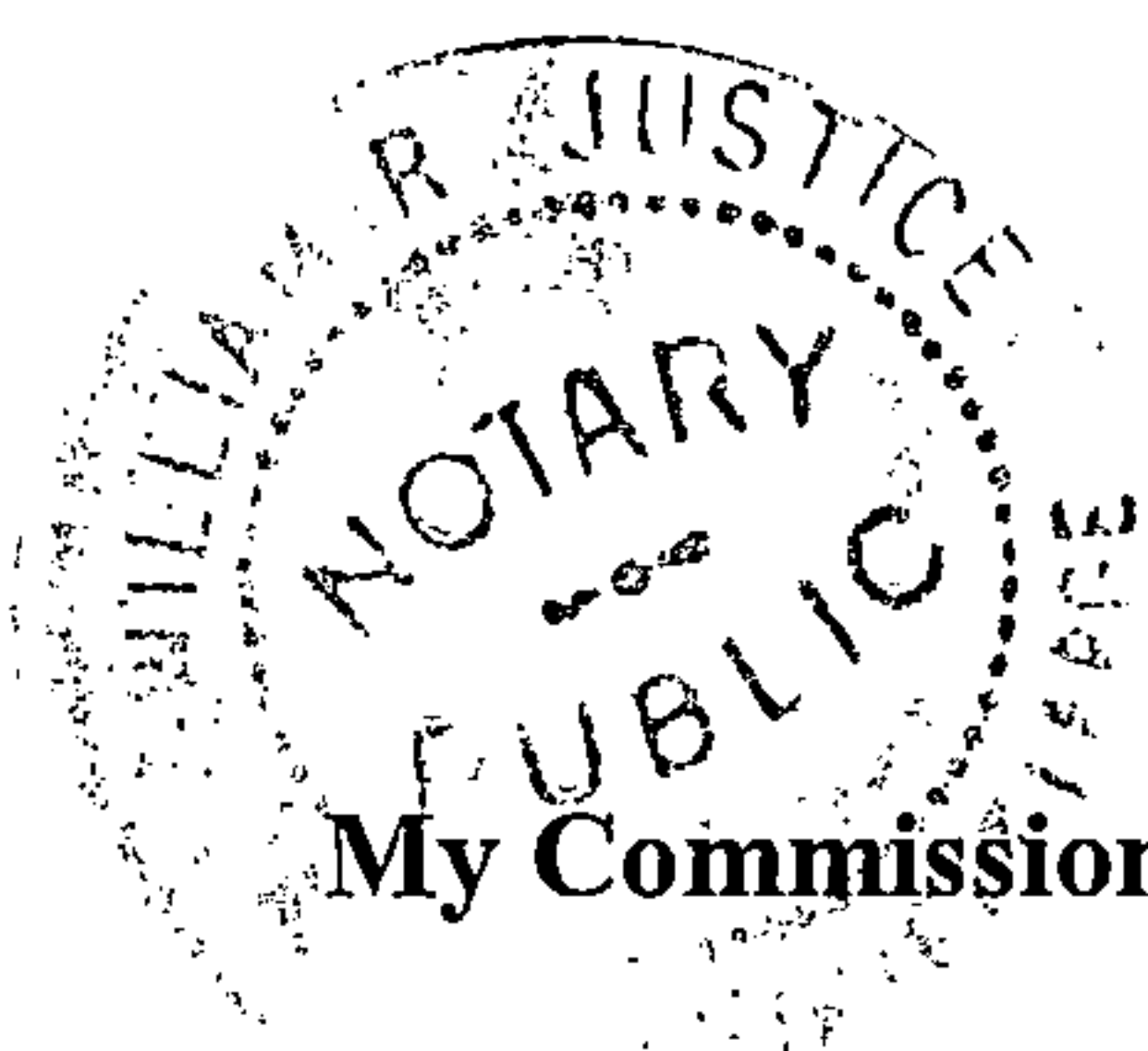

Devin A. Weldon

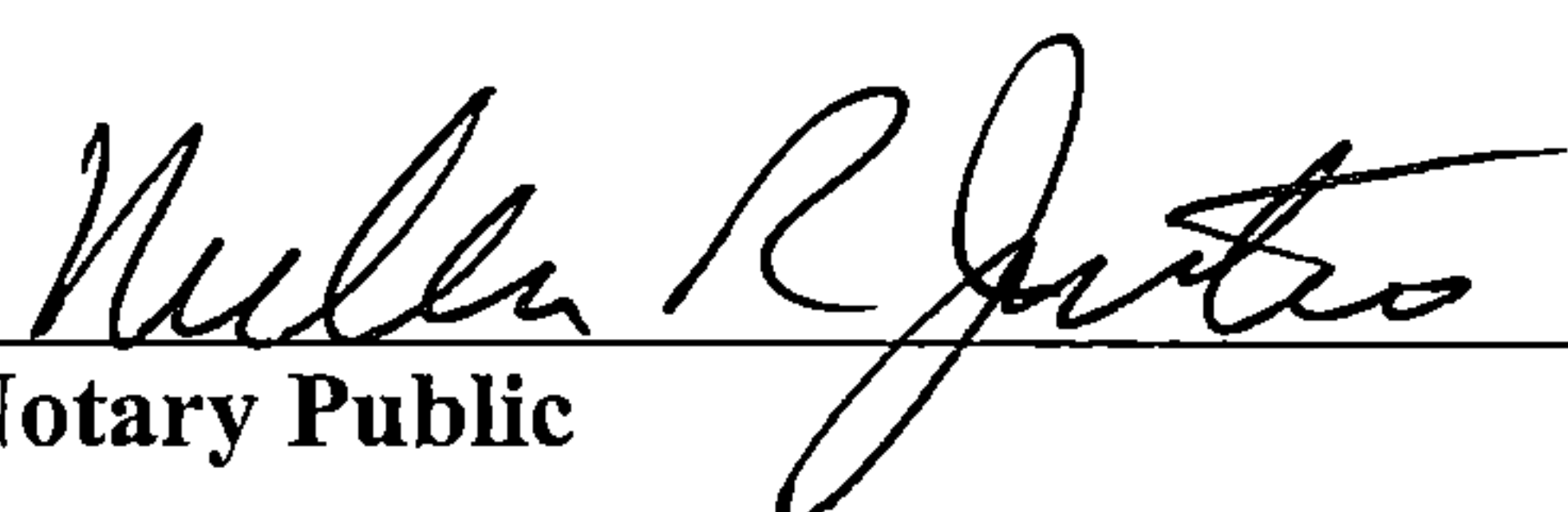

Evelyn C. Weldon

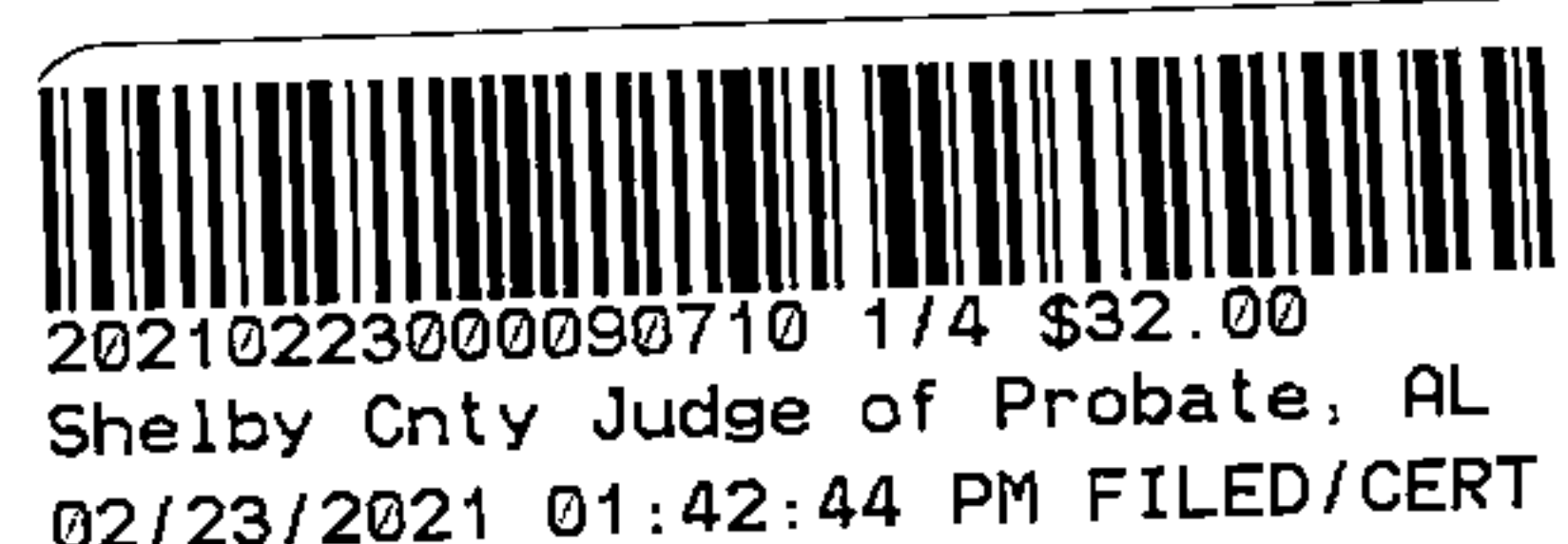
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Devin A. Weldon and Evelyn C. Weldon, who 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 22nd day of February, 2021.




Notary Public



Tract #3 Remainder Deed:

A part of the SW ¼ of the SW ¼, Section 19, Township 18S, Range 2E, identified as Tract No. 3 in Shelby County Alabama and being more fully described as follows:

Remainder #3 - Parcel #A of #A:

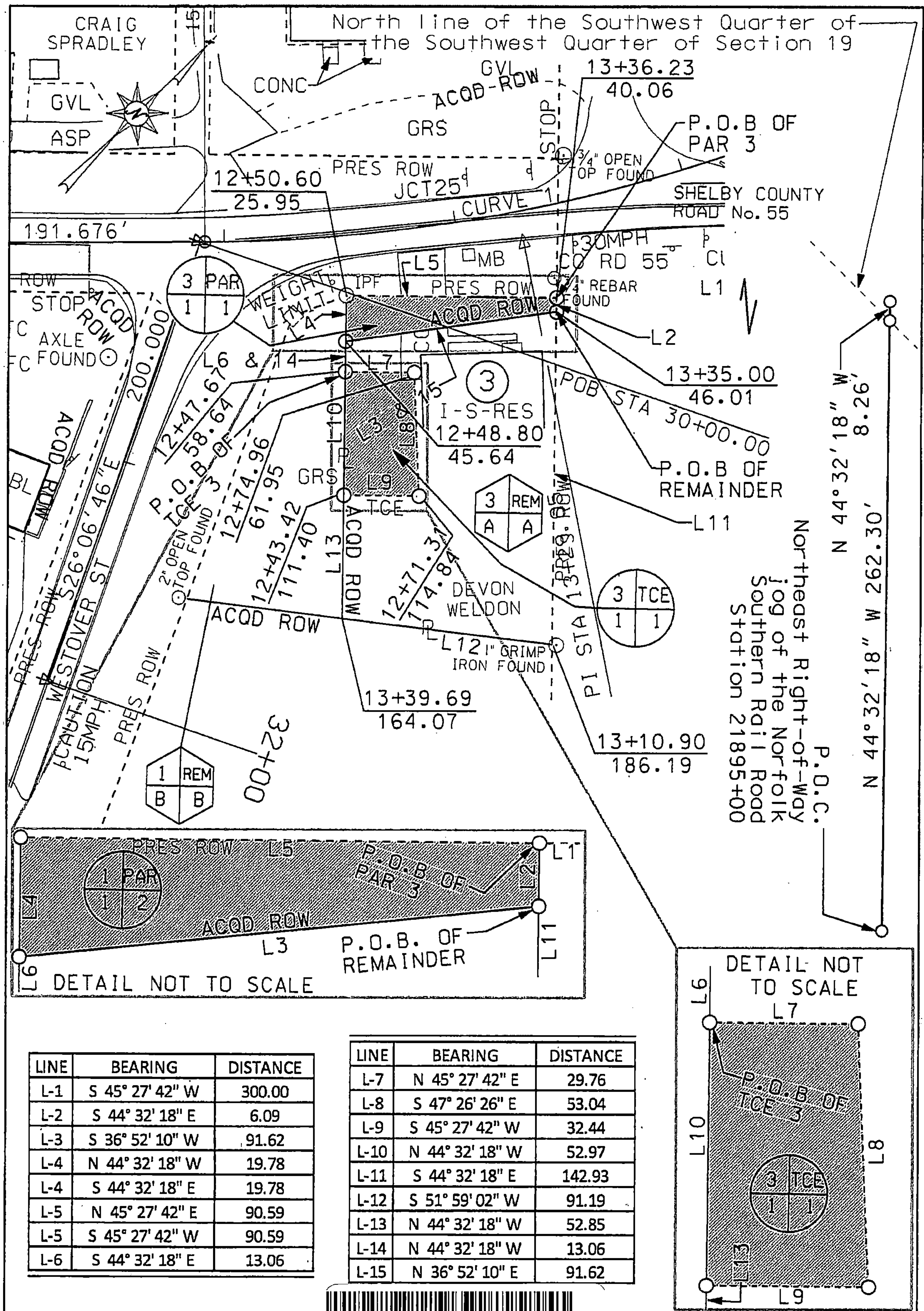
COMMENCE at a Vertical Rail Road Rail found on the Northeast Right-of-Way jog of the Norfolk Southern Rail Road, said being labeled as Station 21895+00, on a Right-of Way map for Central of Georgia Railway Resurvey; thence N 44° 32' 18" W along the Northeast Right-of-Way of Norfolk Southern Rail Road for a distance of 262.30 feet to a point on the North line of the Southwest Quarter of the Southwest Quarter of Section 19, Township 18 South, Range 2 East; thence N 44° 32' 18" W along the Northeast Right-of-Way of the Norfolk Southern Rail Road for a distance of 8.26 feet to a point; thence S 45° 27' 42" W for a distance of 300.00 feet to a point on the East Right-of-Way of County Road 55, that is a point 40.06 feet right of and at right angle to the project centerline at 13+36.23; thence leaving the East Right-of-Way of County Road 55 run S 44° 32' 18" E for a distance of 6.09 feet to a point, that is a point 46.01 feet right of and at right angle to the project centerline at 13+35.00 said point also being the **POINT OF BEGINNING** of the following described Remainder Tract;

Thence S 44° 32' 18" E for a distance of 142.93 feet to a point, that is a point 186.19 right of and at right angle to the project centerline at 13+10.90; thence S 51° 59' 02" W for a distance of 91.19 feet to a point, that is a point 164.07 right of and at right angle to the project centerline at 12+39.69; thence N 44° 32' 18" W for a distance of 52.85 feet to a point, that is a point 111.40 right of and at right angle to the project centerline at 12+43.42; thence N 44° 32' 18" W for a distance of 52.97 feet to a point, that is a point 58.64 right of and at right angle to the project centerline at 12+47.67; thence N 44° 32' 18" W for a distance of 13.06 feet to a point, that is a point 45.64 right of and at right angle to the project centerline at 12+48.80; thence N 36° 52' 10" E for a distance of 91.62 feet to a point, that is a point 46.01 feet right of and at right angle to the project centerline at 13+35.00 said point also being the **POINT OF BEGINNING**; said Remainder containing 0.27 acres more or less;

said Remainder is shown on the right of way map of record in the Highway Department of Shelby County Alabama a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.



20210223000090710 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
02/23/2021 01:42:44 PM FILED/CERT



TRACT NO. 3

OWNER: DEVON WELDON

TOTAL AREA:----- 0.30

R/W REQUIRED: 0.03

EASEMENT: _____ 0.04

REMAINDER: ----- 0.27

PROJECT. NO.: STPBH-5914(250)

COUNTY: _____ SHELBY

SCALE: _____ 1 : 50

DATE: _____ 12/14/2020

REVISD:ADD CALLS FOR REMNDR

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Devin A. Weldon & Evelyn C. Weldon

Grantee's Name: Shelby County, Alabama

Mailing Address: 17424 HWY 55
STERRETT AL 35147

Mailing Address: 280 McDow Road
Columbiana, AL 35051

Property Address: 17424 Hwy 55

Date of Sale 2-22-21

Sterrett, AL 35147

Total Purchase Price \$ 85,700.00

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
☒ Closing Statement

☐ Appraisal
☐ Other -

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 2.22-21


† Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

† Print DEVIN A. WELDON

☐ Unattested

(Verified by)

Form RT-1


20210223000090710 4/4 \$32.00
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