

20210301000099900

03/01/2021 08:43:04 AM

DEEDS 1/6

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Kelsey Luker &
Justin Camara
6071 Woodvale Dr
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTEEN THOUSAND (\$215,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael C. Weber as Personal Representative of the Estate of Annette R. Weber, deceased Probate Case #PR-2020-000927, Laura Weber Steele**, a married woman, **Michael C. Weber**, a married man, and **James Edward Weber**, a married man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Kelsey Luker and Justin Camara**, wife and husband (hereinafter referred to as GRANTEES), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 71, according to the Survey of Woodvale, as recorded in Map Book 12, Pages 21 and 22, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record. This property is not the homestead of GRANTORS or GRANTORS' spouse(s).

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Annette R. Weber was the surviving grantee in that certain deed recorded as instrument # 20050425000194590 in the Probate Office of Shelby County, Alabama, the other grantee therein, Charles E. Weber, having died on or about September 13, 2010.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 26
day of February, 2021.

X Michael C Weber

Michael C. Weber as Personal Representative of the Estate of Annette R. Weber, deceased Probate
Case #PR-2020-000927

STATE OF Alabama
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael C. Weber as
Personal Representative of the Estate of Annette R. Weber, deceased Probate Case
#PR-2020-000927**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the
same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of
February, 2021.

[Signature]
Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

20210301000099900 03/01/2021 08:43:04 AM DEEDS 3/6

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

23 day of February, 2021.

Laura Weber Steele
Laura Weber Steele

STATE OF Tennessee
Hamilton COUNTY

SS:

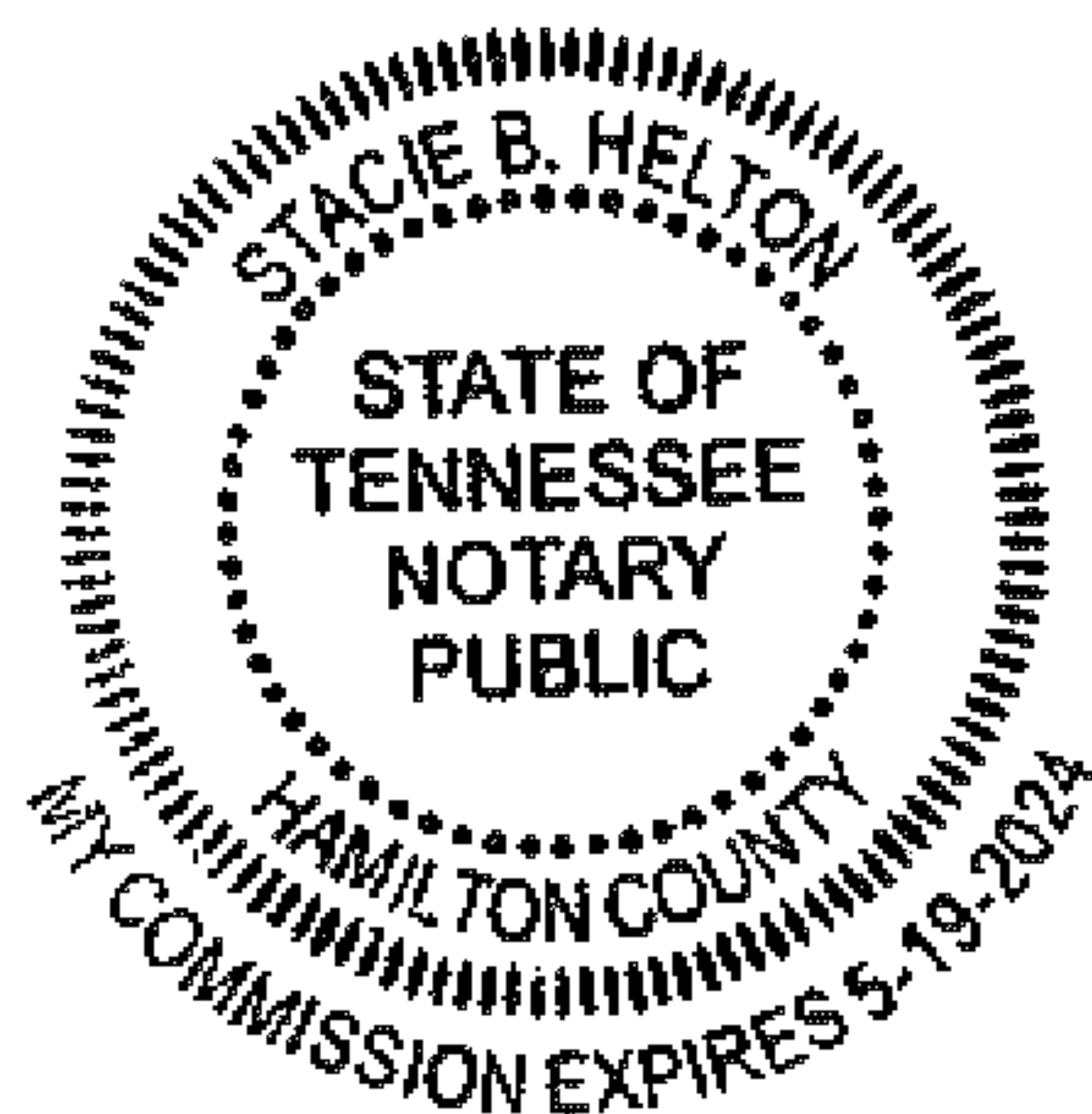
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Laura Weber Steele**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of February, 2021.

Stacie B Helton

Notary Public

My Commission Expires: 5/19/24



IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 26 day of February, 2021.

Michael C. Weber
Michael C. Weber

STATE OF Alabama
Shelby COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michael C. Weber**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of February, 2021.

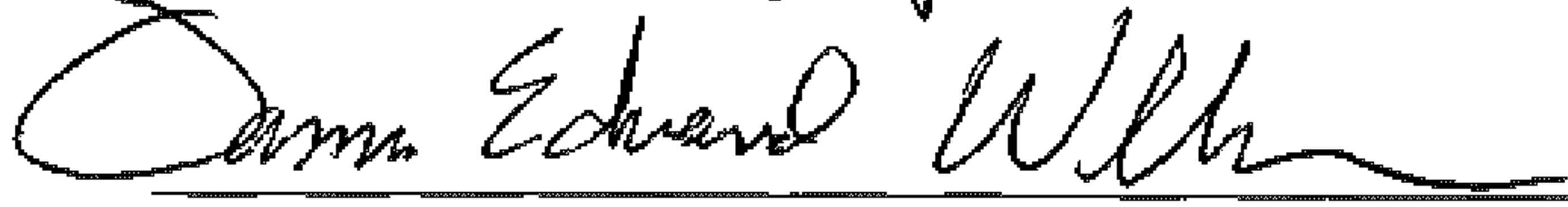
[Signature]
Notary Public

My Commission Expires: 1/6/28

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the

24 day of February, 2021.



James Edward Weber

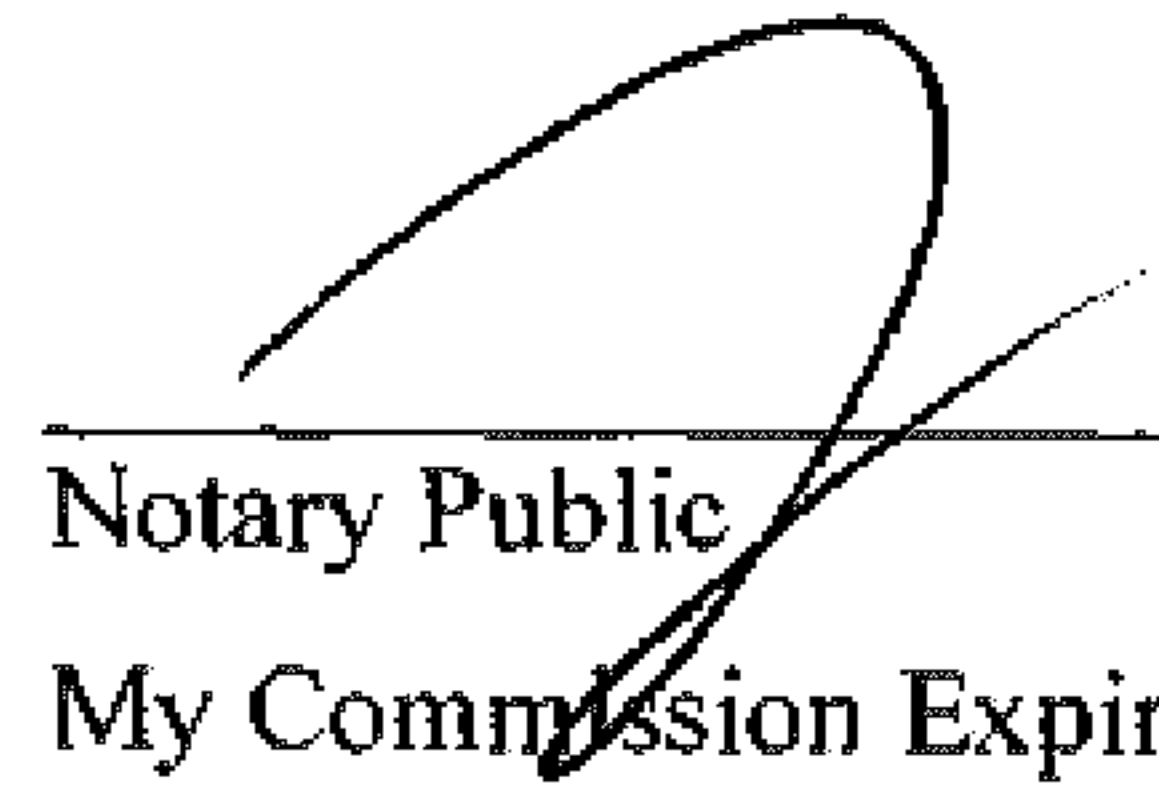
STATE OF Alabama
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James Edward Weber**, whose name 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of February, 2021.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Michael C. Weber, Personal Representative of
The Estate of Annette R. Weber, Probate Case #PR-2020-000927Grantee's Name Kelsey Luker and Justin Camara
Mailing Address 6071 Woodvale Drive
Helena, AL 35080Mailing Address 6071 Woodvale Drive
Helena, AL 35080Date of Sale February 26, 2021Total Purchase Price \$215,000.00Property Address 6071 Woodvale Drive
Helena, AL 35080Or
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 February 26, 2021

Print: Justin Smitherman

Unattested

(verified by)

Sign _____
(Grantor/Grantee/Owner/Agent) circle oneFiled and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2021 08:43:04 AM
\$44.00 CHERRY
20210301000099900

Allie S. Bayl

Form RT-1