

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1465556

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10 1 02 0 012 123.000

GENERAL WARRANTY DEED

Heidi L. Weldon, married to grantee, hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Heidi L. Weldon and Megan Zeski**, a married couple as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **1300 Inverness Cove, Birmingham, AL 35242**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **20190702000237290** recorded on **07/02/2019**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on November 18, 2020:

Heidi L. Weldon

Heidi L. Weldon

STATE OF AL
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Heidi L. Weldon** 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/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 18 day of November, 2020

Dylan Messimer
Notary Public

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2022

**EXHIBIT A
(LEGAL DESCRIPTION)**

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows: 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 and B, in the Probate Office of Shelby County, Alabama. Tax ID: 10 1 02 0 012 123.000

PROPERTY ADDRESS 1300 Inverness Cove, Birmingham, AL 35242



ALABAMA DEPARTMENT OF REVENUE
 INDIVIDUAL & CORPORATE TAX DIVISION
 WITHHOLDING TAX SECTION
 P.O. Box 327480 • Montgomery, AL 36132-7480
 www.revenue.alabama.gov

Form NR-AF1
 6/13

Affidavit of Seller's Residence

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED) Heidi L. Weldon			
SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)* 422-31-8024		SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*	
STREET ADDRESS 1300 INVERNESS COVE DRIVE, BIRMINGHAM AL, 35242		CITY	STATE ZIP

INSTRUCTIONS

This form is to be executed by the seller and furnished to the buyer to establish Alabama residency so that the proceeds of the sale of property are not subject to the withholding laws of this state (see Section 40-18-86, Code of Alabama 1975). Alabama residents include both individuals and business entities domiciled in Alabama. Business entities will be considered domiciled in Alabama if they are organized under Alabama law or they have their principal place of business in Alabama. Alabama residents are not subject to the withholding provisions of Alabama Code Section 40-18-86, and are not required to complete this form; however, a buyer may wish to have an Alabama resident complete this form as proof of residency for the buyer's records. In this case, the form should not be sent to the Alabama Department of Revenue, but should be retained by the buyer.

Sellers are not subject to withholding from the proceeds of a sale if either they are a resident of Alabama or they are deemed to be a resident of Alabama by virtue of the fact that they have filed Alabama tax returns in the preceding two years, do business or own property in Alabama, intend to file an Alabama tax return for the current year, and if they are a corporation or limited partnership, are registered to do business in Alabama.

The seller is to execute this affidavit by placing an initial in the blank preceding the statements which apply. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. For a transaction where a nonresident seller is a "deemed resident," the buyer should retain a copy of the affidavit and submit the original copy to the Alabama Department of Revenue, Individual and Corporate Tax Division, Withholding Tax Section, P.O. Box 327480, Montgomery, AL 36132-7480.

*For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.

Seller is exempt from withholding on the sale of property because:

Seller is a resident of Alabama. (If this statement applies, do not submit a copy of this form to the Alabama Department of Revenue. The buyer should retain a copy of the affidavit as a record of the transaction.)

Seller is not a resident of Alabama, but is a "deemed resident" for purposes of withholding because ALL of the following apply:

Seller is a nonresident who has filed Alabama tax returns or appropriate extensions have been received by the Department for the preceding two years; AND

Seller is an established business in Alabama and will continue substantially the same business in Alabama after the sale OR the seller has real property in Alabama at the time of closing of equal or greater value than the withholding tax liability as measured by the 100% property tax assessment of such remaining property; AND

Seller will report the sale on an Alabama income tax return for the current year and file by its due date with extensions; AND

If seller is a corporation or limited partnership, seller is registered to do business in Alabama.

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

<u>Heidi L. Weldon</u> SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE)	<u>11/18/2020</u> DATE	_____ SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE)	_____ DATE
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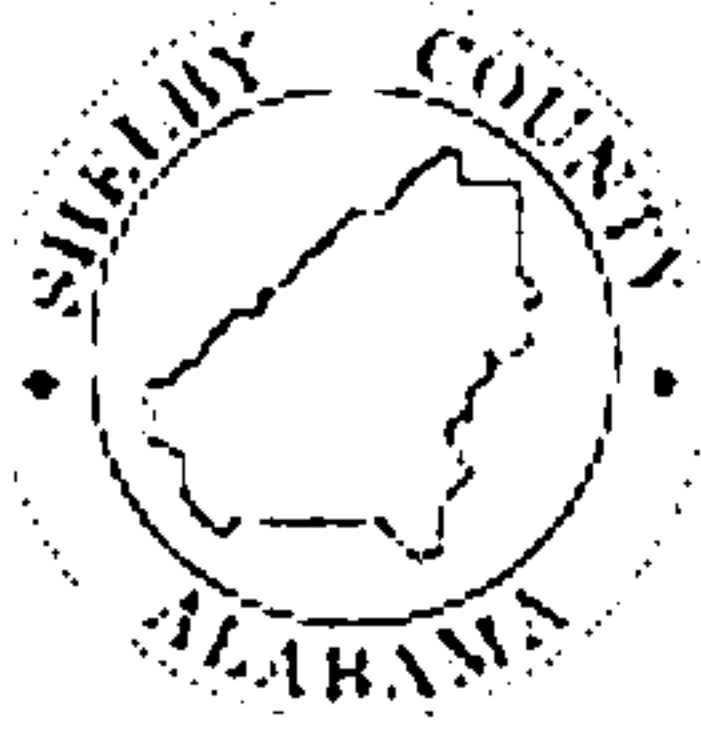
Sworn to and subscribed before me this

18 day of November, 2020

Dylan Messimer Notary Public

My commission expires 3/27/2022

DYLAN MESSIMER
 Notary Public, Alabama State at Large
 My Commission Expires 3/27/2022



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL 20210305000109970 03/05/2021 08:02:57 AM DEEDS 5/5
 03/05/2021 08:02:57 AM
 \$157.00 MISTI.
 20210305000109970

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Heidi L. Weldon	Grantee's Name	Heide L. Weldon and Megan Zeski
Mailing Address	_____	Mailing Address	1300 Inverness Cove, Birmingham, AL 35242
Property Address	1300 Inverness Cove, Birmingham, AL 35242	Date of Sale	11/18/2020
	_____	Total Purchase Price	10.00
	_____	or	
	_____	Actual Value	\$
	_____	or	
		Assessor's Market Value	\$ 245,200.00 1/2 \$122,600.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> 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 11/18/2020 Print Heidi L Weldon
 _____ Sign Heidi L Weldon
 Unattested (verified by) _____ (Grantor/Grantee/Owner/Agent) circle one