



20210402000164310 1/4 \$156.00
Shelby Cnty Judge of Probate, AL
04/02/2021 09:28:58 AM FILED/CERT

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.

Shelby County, AL 04/02/2021
State of Alabama
Deed Tax: \$125.00

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



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**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



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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

Total Purchase Price 10.00

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 \$ 250,000.00
Other 1/2 = \$125,000

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

Unattested

Sign Heidi L Weldon

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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