


This Instrument was Prepared  
by:  
Andrea W. Dorgan, Esq.  
Burr & Forman LLP  
420 N. 20th Street, Ste. 3400  
Birmingham, AL 35203

  
20210512000236750 1/5 \$459.00  
Shelby Cnty Judge of Probate, AL  
05/12/2021 03:28:15 PM FILED/CERT

After Recording Return to:  
Norman Weed and Gini Weed  
#9 Brush Creek Farm  
Columbiana, AL 35051

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY

AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.

NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE  
MADE BY THE PREPARER OF THIS INSTRUMENT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama        )        Know All Men by These Presents,  
  
Shelby County         )

That in consideration of the sum of Ten Dollars and No Cents (\$10.00) to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Norman M. Weed and Virginia E. Weed, as husband and wife (herein referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Norman M. Weed and Virginia E. Weed, as husband and wife (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

*See Exhibit A attached hereto.*

Subject to instruments, easements, reservations and restrictions at record.

TO HAVE AND TO HOLD, Unto 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 served 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 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 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.

The real estate constitutes the homestead of the grantors.

Shelby County, AL 05/12/2021  
State of Alabama  
Deed Tax: \$425.00


**NO TAX DUE:** Pursuant to § 40-22-1, *Code of Alabama* (1975), as amended, the Grantors certify that this instrument is being recorded for purposes of perfecting title to the property. Accordingly, no recording privilege tax is payable upon recordation of this instrument. The following information is offered in lieu of submitting Form RT-1:

Grantor's Address: Norman Weed and Gini Weed  
#9 Brush Creek Farm  
Columbiana, AL 35051

Grantee's Address: Norman Weed and Gini Weed  
#9 Brush Creek Farm  
Columbiana, AL 35051

Property Address: #9 Brush Creek Farm  
Columbiana, AL 35051

Date of Sale: May \_\_\_\_, 2021

  
20210512000236750 2/5 \$459.00  
Shelby Cnty Judge of Probate, AL  
05/12/2021 03:28:15 PM FILED/CERT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 11 day of May, 2021.

**GRANTORS:**

Norman M. Weed

**NORMAN M. WEED**

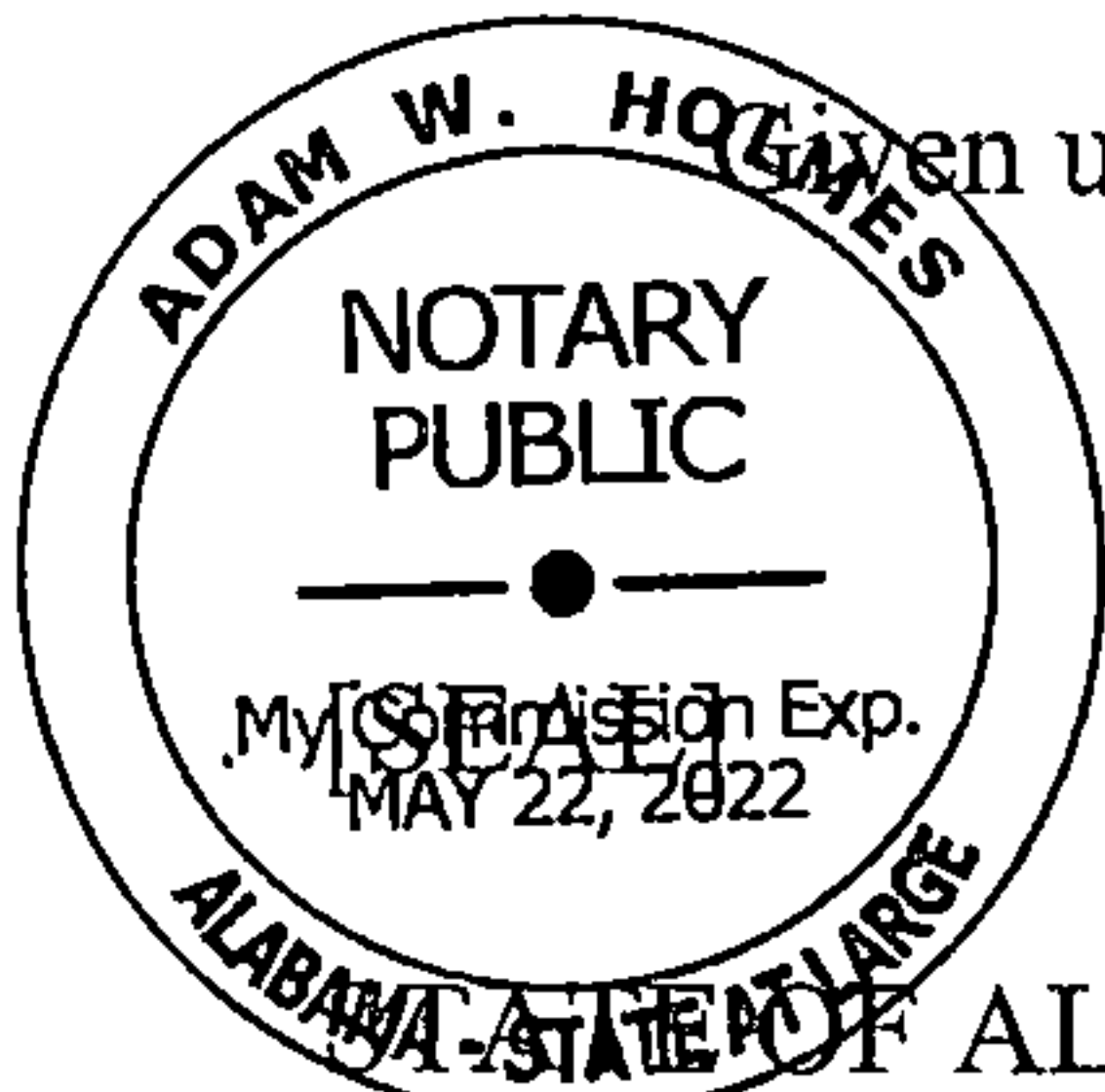
Virginia E. Weed

**VIRGINIA E. WEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Adam W. Holmes, a Notary Public in and for said County in said State, hereby certify that **Norman M. Weed**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 11 day of May, 2021.



Adam W. Holmes

**NOTARY PUBLIC**

My Commission Expires: 05.22.2022

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Adam W. Holmes, a Notary Public in and for said County in said State, hereby certify that **Virginia E. Weed**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

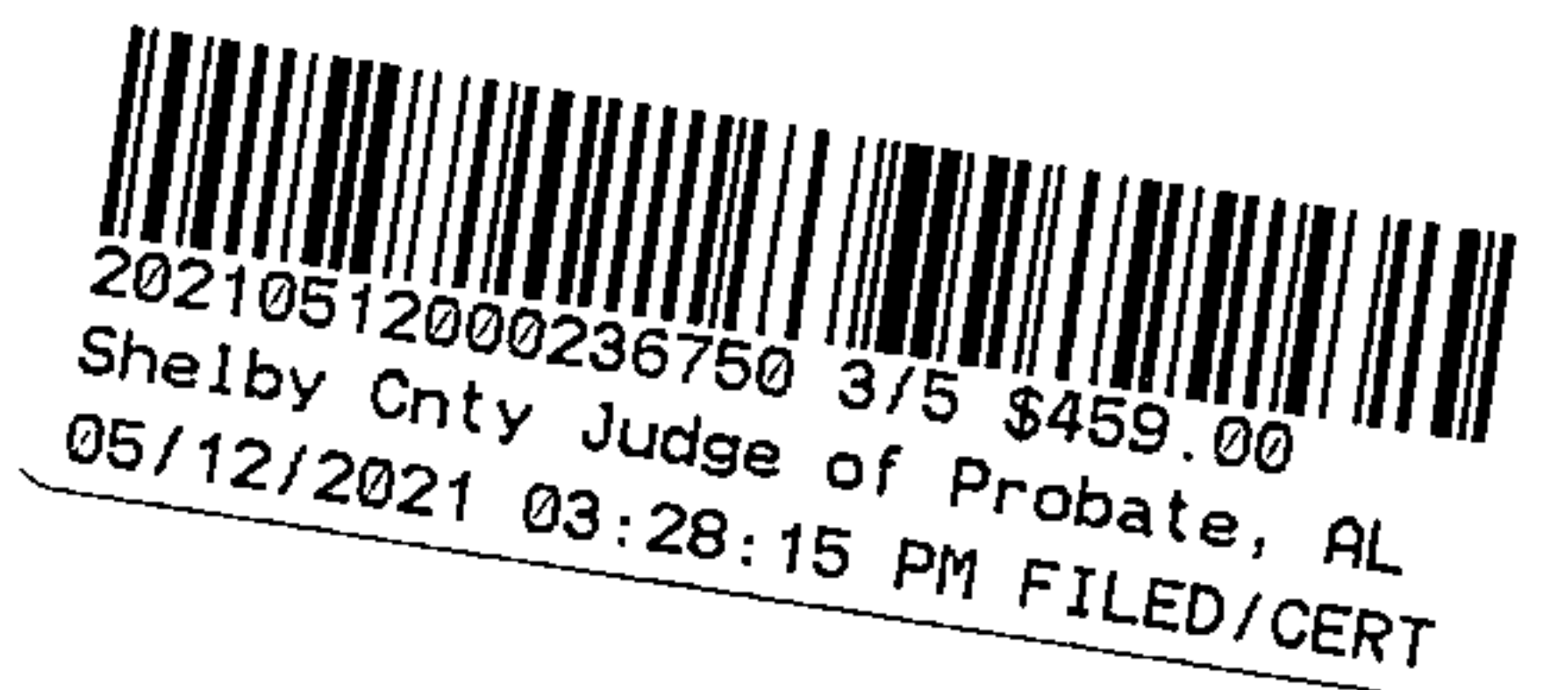
Given under my hand and seal, this 11 day of May, 2021.



Adam W. Holmes

**NOTARY PUBLIC**

My Commission Expires: 05.22.2022



## EXHIBIT A

Lot 9 and 10, according to the Survey of Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except that part of subject property described in Deed Book 352, page 33, described as follows:

Commence at the Southwest corner of Lot 10, Brush Creek Farm, which said map is recorded in Map Book 8, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama; run thence in an easterly direction along the south line of said Lot 10 for a distance of 659.41 feet; thence turn an angle to the right of 0 degrees 7 minutes 19 seconds and run in an easterly direction along the south line of said Lot 10 for a distance of 141.45 feet to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 74.36 feet to the southeasterly corner of Lot 10; thence turn an angle to the left of 42 degrees 15 minutes and run in a northeasterly direction along the southeasterly line of said Lot 10 for a distance of 740.93 feet; thence turn an angle to the left of 52 degrees 55 minutes and run in a northerly direction along the east line of said Lot 10 for a distance of 110 feet; thence turn an angle to the left of 131 degrees 42 minutes 43 seconds and run in a southwesterly direction for a distance of 467.85 feet; thence turn an angle to the right of 4 degrees 37 minutes 43 seconds and run in a southwesterly direction for a distance of 395.98 feet to the point of beginning. Situated in Shelby County, Alabama.

Less and Except:

Part of Lot 10, Brush Creek Farms, as recorded in Map Book 8, Page 89, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the most Northeasterly corner of said Lot 10; thence in a southerly direction along the easterly line of said Lot 10, a distance of 79.28 feet to the point of beginning; thence 95 degrees 44 minutes 40 seconds right in a northwesterly direction, a distance of 61.68 feet; thence 36 degrees 40 minutes 25 seconds left in a southwesterly direction, a distance of 1065.28 feet to a point on the south line of said Lot 10; thence 144 degrees 01 minutes 34 seconds left in an easterly direction along the southerly line of said Lot 10, a distance of 169.82 feet to a break in said south line of Lot 10; thence 0 degrees 7 minutes 19 seconds right in a southeasterly direction, a distance of 141.45 feet to a southwesterly corner of Lot 11, Brush Creek Farms Resurvey of Lot 11, as recorded in Map Book 15, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama; thence 42 degrees 15 minutes left in a northeasterly direction along a northwesterly line of said Resurvey, a distance of 395.98 feet; thence 4 degrees 37 minutes 43 seconds left in a northeasterly direction along a northwesterly line of said resurvey, a distance of 467.85 feet, said point being on the easterly line of Lot 10; thence 48 degrees 17 minutes 17 seconds left in a northerly direction along said easterly line of Lot 10, a distance of 10.97 feet to the point of beginning.

ii



20210512000236750 4/5 \$459.00  
Shelby Cnty Judge of Probate, AL  
05/12/2021 03:28:15 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name NORMAN M. WEEP  
Mailing Address 9 BRUSH CREEK FARM  
COLUMBIANA, AL 35051

Grantee's Name VIRGINIA E. WEEP  
Mailing Address 9 BRUSH CREEK FARM  
COLUMBIANA, AL 35051

Property Address 9 BRUSH CREEK FARM  
COLUMBIANA, AL 35051

Date of Sale 5/12/2021

Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$  $\frac{1}{2} \times \$50,000 = \$25,000$

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 Valuation from County

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 5/12/21

Print NORMAN M. WEEP

Unattested

Sign

Norman M. Weep

(verified by)

(Grantor) Grantee/Owner/Agent) circle one



20210512000236750 5/5 \$459.00  
Shelby Cnty Judge of Probate, AL  
05/12/2021 03:28:15 PM FILED/CERT

Form RT-1