

20210601000267150
06/01/2021 03:29:02 PM
CORDEED 1/4

20210528000263540
05/28/2021 12:14:31 PM
DEEDS 1/3

NOTE: This Deed is being rerecorded to add the
Survey legal as Exhibit A

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Thomas Holcombe
72 Liberty Rd
Chelsea, AL 35043

GENERAL WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

① M211044

THAT IN CONSIDERATION OF **One Hundred Ninety-Two Thousand Dollars and NO/100 (\$192,000.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Brett Weldon and Lynne B. Weldon, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Thomas Holcombe** (herein referred to as grantee whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

PARCEL OF LAND SITUATED IN AND LYING IN THE NE ¼ OF THE SE ¼ OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SAID ¼ - ¼ SECTION; THENCE SOUTHWESTERLY ALONG THE SOUTH RIGHT OF WAY OF LIBERTY ROAD, (CO. ROAD #439), A DISTANCE OF 885.00 FEET; THENCE LEFT IN A SOUTHERLY DIRECTION A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING; THENCE LEFT IN A NORTHEASTERLY DIRECTION A DISTANCE OF 70.0 FEET; THENCE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 34.0 FEET; THENCE RIGHT IN A SOUTHERLY DIRECTION A DISTANCE OF 100.0 FEET; THENCE RIGHT IN A SOUTHWESTERLY DIRECTION A DISTANCE OF 156.0 FEET TO THE POINT OF BEGINNING. A TWELVE (12) FOOT CLEARANCE BETWEEN SAID DESCRIBED LAND AND LIBERTY ROAD (CO. ROAD #439) WILL BE SHARED FOR THE USE OF A DRIVEWAY AND ACCESS TO SAID DESCRIBED LAND.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$192,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, his/her heirs, successors and assigns forever.

And we do for ourselves, and for our heirs and assigns, covenant with the said grantee, his/her heirs, successors and assigns, that we are lawfully seized in fee simple of said premises and we are authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have 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, his/her heirs, successors, and assigns forever, against the lawful claims of all persons.

M211044

EXHIBIT A

A tract of land, lying in the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Southeast corner of said 1/4-1/4 section and run thence North along the East line of said 1/4-1/4 section for a distance of 829.93 feet to a point; thence turn an angle to the left of 131 degrees 24 minutes 40 seconds and run in a Southwesterly direction for a distance of 677.6 feet to a point; thence turn an angle to the right of 110 degrees 22 minutes 40 seconds and run in a Northwesterly direction for a distance of 119.92 feet to a 1/2" rebar found, and being the POINT OF BEGINNING of the tract herein described; thence North 17 degrees 55 minutes 01 seconds West for a distance of 120.94 feet to a capped rebar found stamped "Weygand"; thence North 72 degrees 18 minutes 40 seconds East for a distance of 73.14 feet to a point; thence South 55 degrees 27 minutes 50 seconds East for a distance of 40.53 feet to an iron pin set; thence South 06 degrees 10 minutes 23 seconds West for a distance of 99.74 feet to a capped rebar found stamped "Weygand"; thence South 74 degrees 37 minutes 37 seconds West for a distance of 57.18 feet to the POINT OF BEGINNING. Containing 0.22 acres, more or less.

TOGETHER WITH an easement for ingress and egress, being 20 feet in width and lying to the East of the following described line: COMMENCE at the Northeast 1/4 of the Southeast 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama and run thence North along the East line of said 1/4-1/4 section for a distance of 829.93 feet to a point; thence turn an angle to the left of 131 degrees 24 minutes 40 seconds and run in a Southwesterly direction for a distance of 677.6 feet to a point; thence turn an angle to the right of 110 degrees 22 minutes 40 seconds and run in a Northwesterly direction for a distance of 119.92 feet to a 1/2" rebar found; thence North 17 degrees 55 minutes 01 seconds West for a distance of 120.94 feet to a capped rebar found stamped "Weygand" and the POINT OF BEGINNING of said easement; thence North 17 degrees 52 minutes 03 seconds West for a distance of 99.72 feet to a capped iron pin found stamped "SWH" lying on the South right of way margin of Liberty Road and being the point of ending of said easement.

20210528000263540 05/28/2021 12:14:31 PM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this
27th day of May, 2021

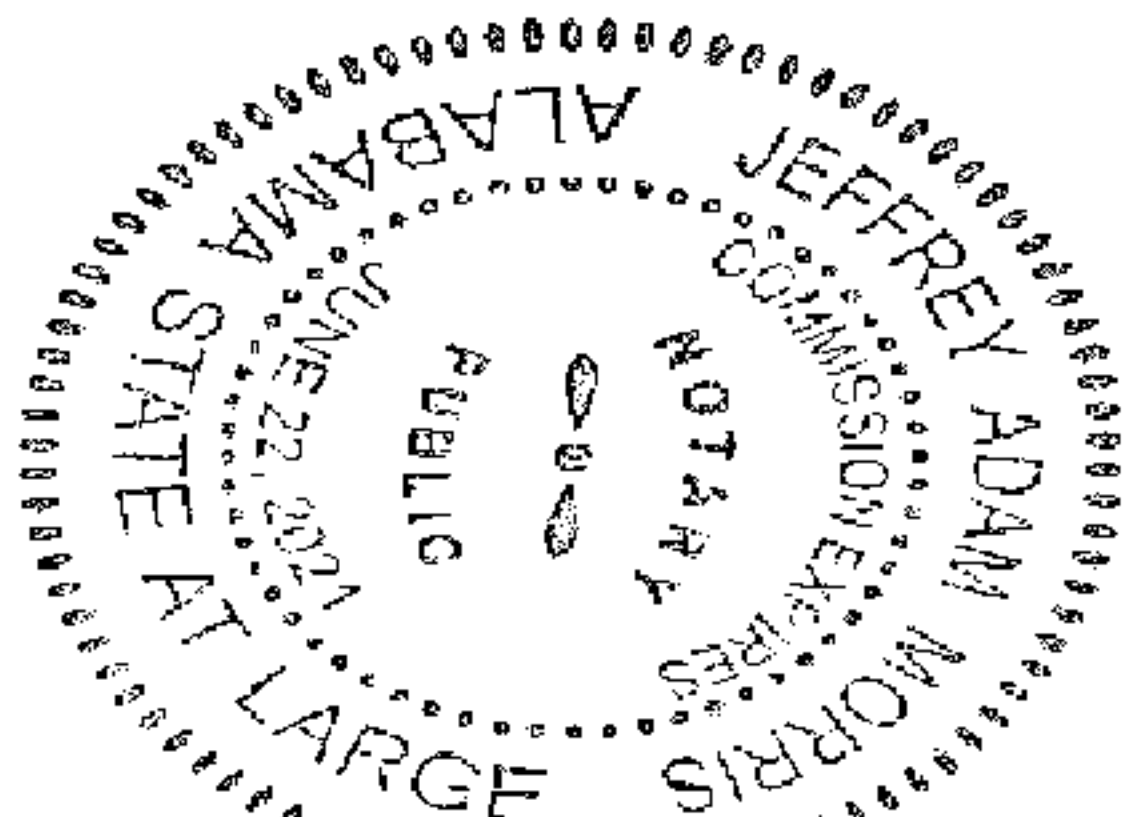
Brett Weldon
Brett Weldon

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Brett Weldon whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day 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 and official seal this the 27th day of May, 2021

Notary Seal



Lynne B. Weldon
Notary Public
My commission expires: 6/22/21

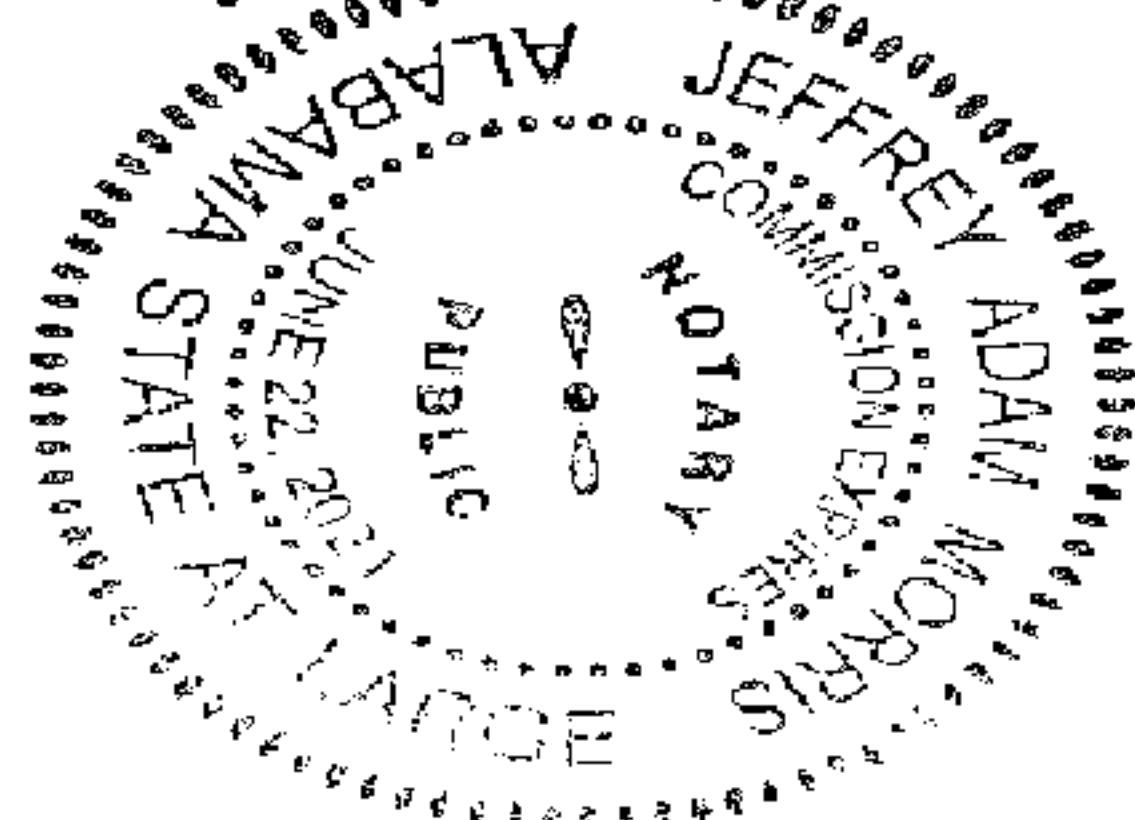
Lynne B. Weldon
Lynne B. Weldon

STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Lynne B. Weldon whose name is signed to the foregoing deed and who is known to me, acknowledged
before me on this day 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 and official seal this the _____ day of _____, 2021

Notary Seal



Lynne B. Weldon
Notary Public
My commission expires: 6/22/21

20210528000263540 05/28/2021 12:14:31 PM DEEDS 3/3

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Brett Weldon	Grantee's Name	Thomas Holcombe
Mailing Address	Lynne B. Weldon 1661 Hwy 36 Chelsea, AL 35043	Mailing Address	72 Liberty Rd Chelsea, AL 35043
Property Address	72 Liberty Rd, Chelsea, AL 35043-7335	Date of Sale	May 27th, 2021
		Total Purchase Price	\$192,000.00
		Actual Value	\$
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 5-27-2021

Print Jeff Weldon

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2021 12:14:31 PM
\$29.00 CHERRY
20210528000263540

Alicia S. Bayl



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/01/2021 03:29:02 PM
\$32.00 CHARITY
20210601000267150

Alicia S. Bayl