

Send tax notice to:
Richard R. & Jennifer K. Weigant
764 Dividing Ridge Dr.
Birmingham, AL 35244
HOV2100268

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Five Thousand and 00/100 Dollars (\$95,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Marie R. Weigant, an unmarried woman**, whose mailing address is:

659 Stampmill Ct., Lawrenceville, GA 30043 (hereinafter referred to as "Grantors"), by **Richard R. Weigant AKA Richard Robert Weigant and Jennifer Weigant AKA Jennifer K. Weigant** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the property address of which is 176 Chase Creek Dr., Pelham, AL 35124; to-wit:

Lot 89, according to the Survey of Chase Creek Townhomes, Phase Two, as recorded in Map Book 19 Page 160, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

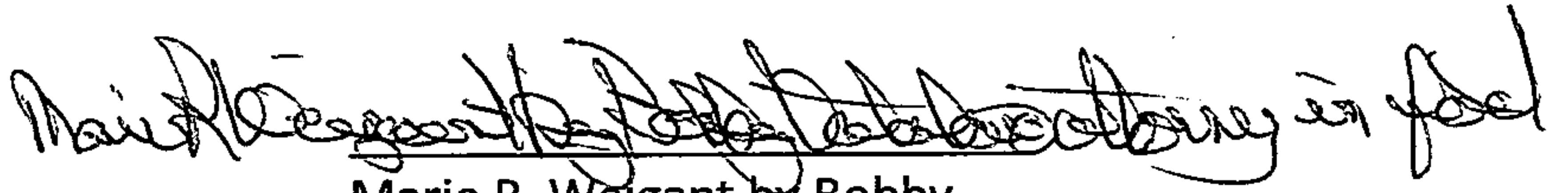
Marie R. Weigant is the surviving grantee of that deed recorded in Instrument No. 20190522000175840, in the Probate Office of Shelby County, Alabama; the other grantee, Robert N. Weigant, having died on or about the 16th day of December, 2020.

\$76,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s), Marie R. Weigant by Bobby Vatalaro, attorney in fact have hereunto set their signature(s) and seal(s) on June 9, 2021.

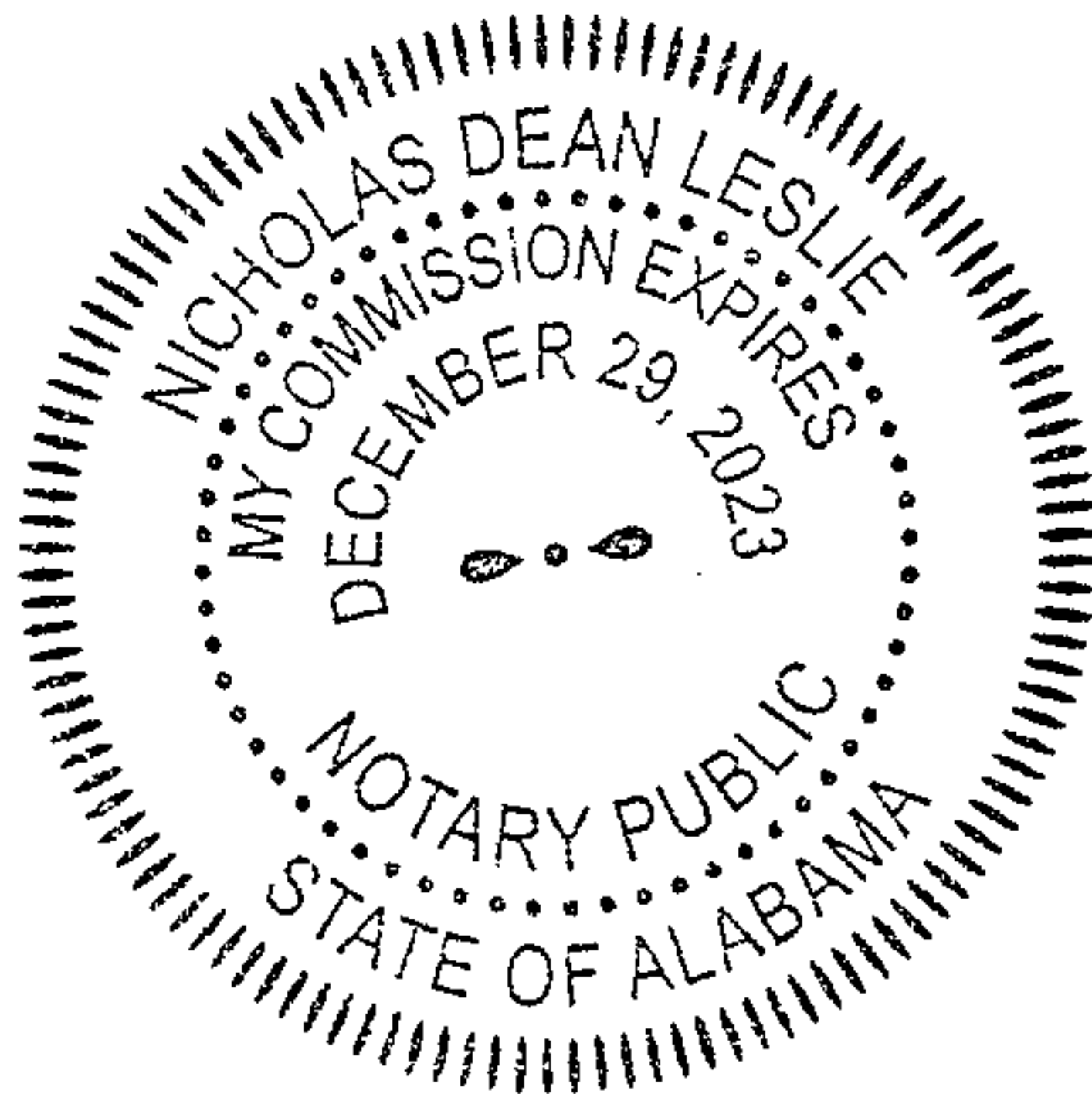

Marie R. Weigant by Bobby
Vatalaro, attorney in fact

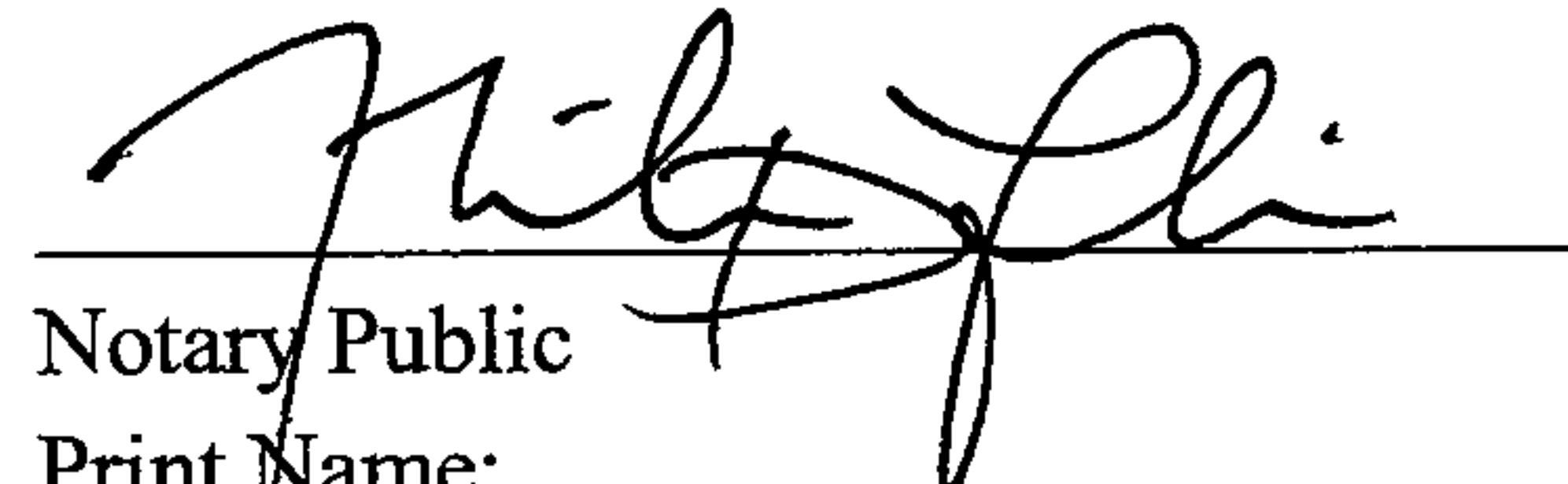
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bobby Vatalaro, whose named as attorney in fact for Marie R. Weigant, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of June, 2021.

(NOTARIAL SEAL)




Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2021 08:03:29 AM
\$46.00 CHERRY
20210616000292740

