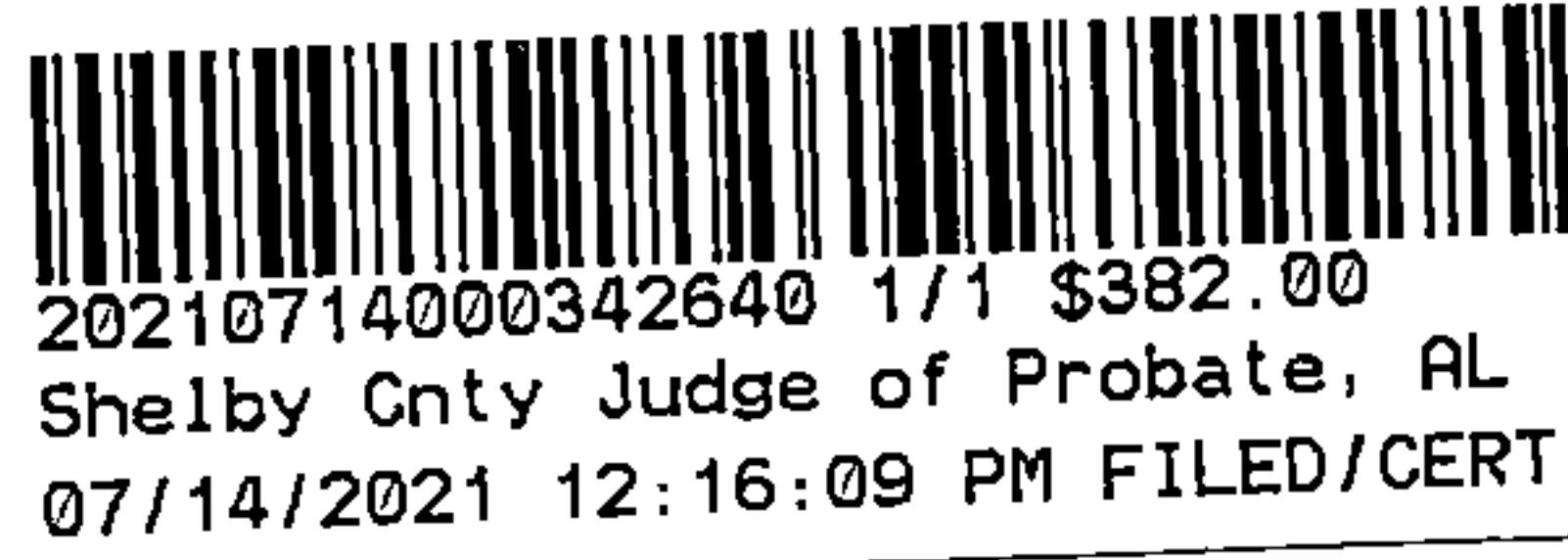


THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN
BOARDMAN, CARR, PETELOS,
WATKINS & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

The preparer of this deed makes no certification as to title
and has not examined the title to the property.

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Scott Weygand and Elizabeth Weygand
398 Chesser Drive, Suite 1
Chelsea, Alabama 35043



GENERAL WARRANTY DEED
Joint Tenancy with Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Three Hundred Sixty Thousand and No/100 Dollars (\$360,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, W DEVELOPMENT, LLC, an Alabama Limited Liability Company, (hereinafter referred to as Grantor), whose address is 398 Chesser Drive, Suite 1, Chelsea, Alabama 35043, grants, bargains, sells and conveys unto Scott Weygand and Elizabeth Weygand, husband and wife, whose address is 398 Chesser Drive, Chelsea, Alabama 35043 (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County Shelby County, Alabama, to-wit:

Lot 21-A, according to the Resurvey of Lots 11, 12, 13 and 21, Chelsea Reserve, as recorded in Map Book 52, Page 54, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, covenants, rights of way, and taxes, if any.

Property Address: 2196 Highway 336, Chelsea, Alabama 35043

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 severed 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, forever.

And the Grantor does for itself covenant with the said Grantee, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it shall warrant and defend the same to the said Grantee, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor W Development, LLC, by and through its Member, has set its hand and seal, this 14 day of ~~June~~ ^{July}, 2021.

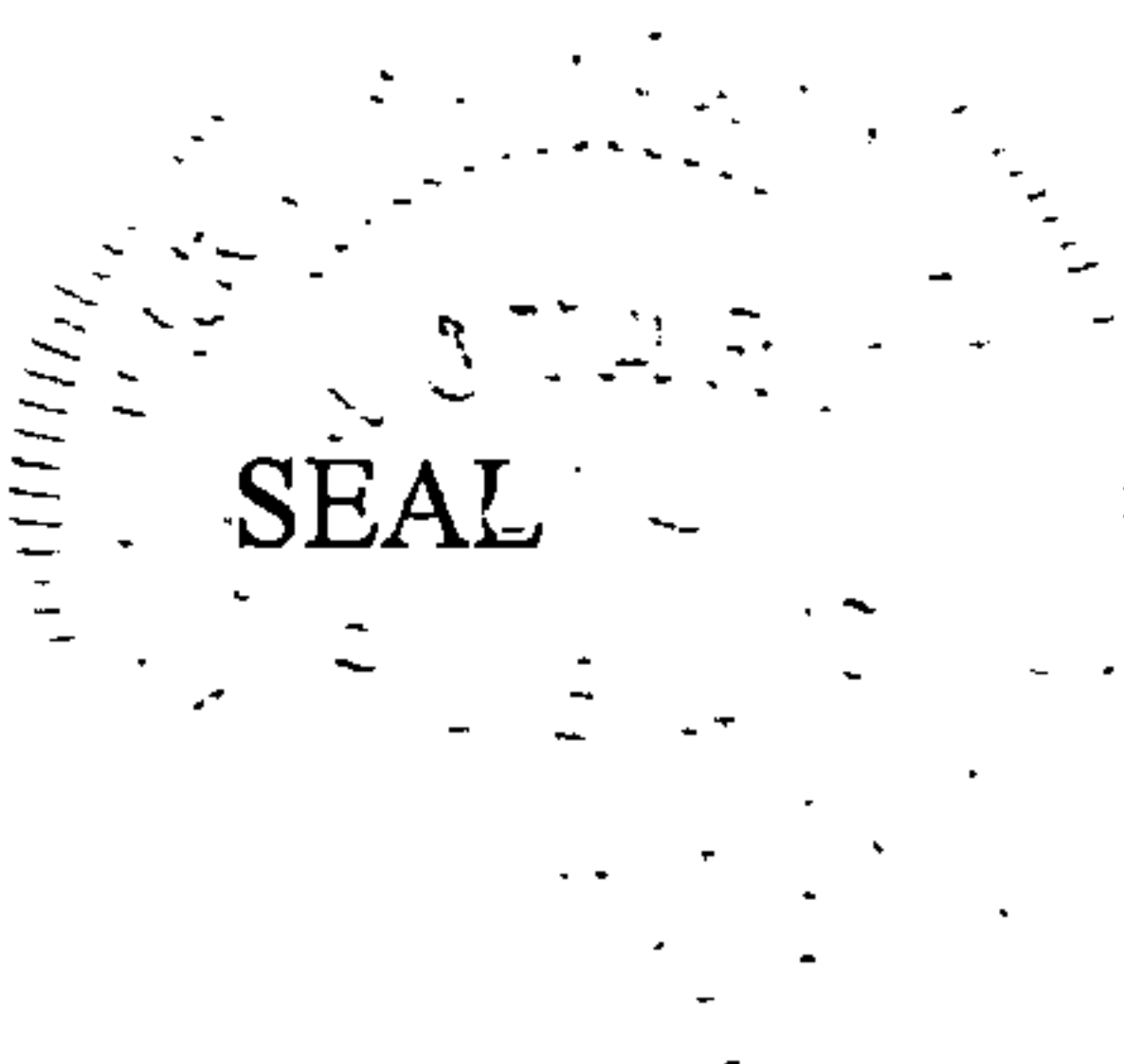
W DEVELOPMENT, LLC
By: [Signature]
Scott Weygand, Its Member

STATE OF ALABAMA)
SHELBY COUNTY)

The undersigned, a Notary Public in and for said County, in said State, hereby certifies that Scott Weygand, whose name as a Member of W Development, LLC, a limited liability company, 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 this instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand this 14 day of ~~June~~ ^{July}, 2021.

Shelby County, AL 07/14/2021
State of Alabama
Deed Tax: \$360.00



[Signature: Mark S Boardman]
Notary Public
My commission expires: 10-26-2022