

20210914000446830  
09/14/2021 10:07:48 AM  
DEEDS 1/4

**When Recorded Mail to:**

ELEVATED TITLE  
1701 BARRETT LAKES BLVD, STE 260  
KENNESAW, GA 30144

**Prepared By:**

LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**Send Tax Messages To:**

PATRICK MICHAEL WEBER  
CAYLA NICOLE WEBER  
564 HIGHWAY 416  
WILSONVILLE, AL 35186

## **WARRANTY DEED**

For good consideration, I (we) **CAYLA NICOLE WEBER AS TO 65% INTEREST AND PATRICK MICHAEL WEBER AS TO 35% INTEREST, WIFE AND HUSBAND**, whose mailing address is 564 HIGHWAY 416, WILSONVILLE, AL 35186, hereby bargain, deed and convey to **PATRICK MICHAEL WEBER AND CAYLA NICOLE WEBER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 564 HIGHWAY 416, WILSONVILLE, AL 35186, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**LOT 1-A OF FINAL PLAT OF LOTS 1 & 2 OF WALTER'S COVE 3RD SECTORAS  
RECORDED IN MAP BOOK 49, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.**

**APN:** 206230001043020

**Property Address:** 564 HIGHWAY 416, WILSONVILLE, AL 35186

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 27 day of August, 2021.

  
PATRICK MICHAEL WEBER

  
CAYLA NICOLE WEBER

STATE OF ALABAMA  
COUNTY OF

} SS.

I, Melissa Gilbert a Notary Public, hereby certify that **PATRICK MICHAEL WEBER AND CAYLA NICOLE WEBER** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 27 day of August, 2021.

Melissa Gilbert  
Notary Public, Alabama State At Large  
My Commission Expires Aug. 27, 2024

  
Notary Public

**EXHIBIT "A"**

**The land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:**

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY, COUNTY. ALABAMA, TO WIT,

LOT 1-A OF FINAL PLAT OF LOTS 1 & 2 OF WALTER'S COVE 3RD SECTORAS RECORDED IN MAP BOOK 49, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel/Tax ID: 206230001043020

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

Grantor's Name Cayla Nicole Weber &  
 Mailing Address Patrick Michael Weber  
564 Highway 416  
Wilsonville, AL 35186

Grantee's Name Patrick Michael Weber  
 Mailing Address Cayla Nicole Weber  
564 Highway 416  
Wilsonville, AL 35186

Property Address 564 Highway 416  
Wilsonville, AL 35186

Date of Sale 8/27/2021  
 Total Purchase Price \$ 0

or  
 Actual Value \$ 369,123

or  
 Assessor's Market Value \$ \_\_\_\_\_

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/14/2021 10:07:48 AM  
 \$400.50 JOANN  
 20210914000446830

*Ann S. Byrd*

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

☐ Appraisal

☐ Sales Contract

☒ Other

☐ Closing Statement

Warranty Deed

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 9/14/2021

Print Marissa Molina

☒ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**