



20210928000471870 1/5 \$134.00
Shelby Cnty Judge of Probate, AL
09/28/2021 10:06:56 AM FILED/CERT

Send Tax Notice to:

Mr. Mark Anthony Weldon
109 Beacon Drive
Vandiver, Alabama 35176

This instrument was prepared by:

Ellis, Head, Owens & Justice
113 N. Main Street
P. O. Box 587
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of exchange of deeds and One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, **MARK ANTHONY WELDON**, an unmarried man, and **MICHAEL EDWARD WELDON**, an unmarried man (herein referred to as Grantors), do grant, bargain, sell and convey unto **MARK ANTHONY WELDON** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the NW corner of the NW 1/4 of NE 1/4, Section 11, T-18-S, R-1-E, thence East a distance of 210.00 feet to a point; thence South a distance of 569.45 feet to the point of beginning; thence East a distance of 315.00 feet to a point; thence South a distance of 210.00 feet to a point; thence West a distance of 37.00 feet to the west R.O.W. line of a Gravel road; thence Southwesterly along said R.O.W. line a distance of 207.75 feet to a point; then West a distance of 251.20 feet to a point; thence North a distance of 420.00 feet to the point of beginning. Said land being situated in the NW 1/4 of NE 1/4, Section 11, T-18-S, R-1-E, Shelby County, Alabama.

Commence at an iron pipe on the North line, 210 feet East of the NW corner of the NW 1/4 of NE 1/4 - Sec 11, TN18S, R1E and run in a Southerly direction and parallel to the West boundary line of said quarter-quarter, run a distance of 569.45 feet to an iron pipe, thence turn an angle of 90 degrees to the left for a distance of 215.0 feet to the point of beginning; thence continue 100.0 feet to an iron pipe; thence turn an angle of 90 degrees to the right for a distance of 100.0 feet; thence turn an angle of 90 degrees to the right for a distance of 100.0 feet; thence turn an angle of 90 degrees to the right for a distance of 100.0 feet to the point of beginning; situated in the NW 1/4 of the NE 1/4, Section 11, Township 18 South, Range 1 East, Shelby County, Alabama.

A right-of-way easement situated in Shelby County, Alabama, and which is more particularly described as follows:

The following described property, situated in the NW 1/4 of NE 1/4, Section 11, Township 18 South, Range 1 East. Commence at an iron pipe, on the north line of said quarter-quarter, which is 210.0 feet east of the NW corner and in

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State of Alabama
Deed Tax:\$100.00

a southerly direction and parallel to the west boundary line of said quarter-quarter, run a distance of 569.45 feet to the point of beginning; thence turn an angle of 90 deg. 00 min. to the left for a distance of 315.0 feet; thence turn an angle of 90 deg. 00 min. to the right for a distance of 210.0 feet; thence turn an angle of 90 deg. 00 min. to the right for a distance of 315.0 feet; thence turn an angle of 90 deg. 00 min. to the right for a distance of 210.0 feet, to the point of beginning.

SUBJECT TO reservation of a right-of-way easement over and along an existing paved road on the east end of the above described properties, with a width of 15 feet, and which provides access to Grantor Michael Edward Weldon's residence property that adjoins the northern most boundary line of the above described fee conveyances.

The Grantors are all of the children of Clarence S. Weldon and wife, Jane M. Weldon. Clarence S. Weldon died on or about December 17, 2013, and Jane M. Weldon died on or about June 12, 2013. Grantor Michael Edward Weldon is one and the same person as Michael E. Weldon as shown on the easement document recorded in Real Book 280, Page 296, in the Probate Office of Shelby County, Alabama.

The purpose and intent of the conveyance and reservation of easement herein is to restrict the easement use by Grantor Michael Edward Weldon to a width of 15 feet over and along an existing paved road on the east end of the property, and extend it to provide access to Grantor Michael Edward Weldon's residence property as it adjoins the north boundary line of the above fee conveyances.

TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 21 day of MAY, 2018.

Mark Anthony Weldon (SEAL)
Mark Anthony Weldon

Michael Edward Weldon (SEAL)
Michael Edward Weldon

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that **Mark Anthony Weldon**, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May,
2018.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael Edward Weldon**, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May,
2018.

Kimi M. Foster (SEAL)
Notary Public
My Commission Expires: 1-7-19

Real Estate Sales Validation Form

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

Grantor's Name Mark Anthony Weldon
Mailing Address Michael Edward Weldon
109 Beacon Drive
Vandiver, Alabama 35176

Grantee's Name Mark Anthony Weldon
Mailing Address 109 Beacon Drive
Vandiver, Alabama 35176

Property Address 109 Beacon Dr.
Vandiver, AL 35176

Date of Sale _____

Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 197,010.00 x 1/2 = \$98,505.00



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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 Property Tax Commissioner
☐ 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 5-21-18

Print MARK ANTHONY WELDON

☐ Unattested

Kimi M. Foster
(verified by)

Sign

Mark Anthony Weldon
(Grantor/Grantee/Owner/Agent) circle one

Real Estate Sales Validation Form

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

Grantor's Name Mark Anthony Weldon
Mailing Address Michael Edward Weldon
109 Beacon Drive
Vandiver, Alabama 35176

Grantee's Name Mark Anthony Weldon
Mailing Address 109 Beacon Drive
Vandiver, Alabama 35176

Property Address Vacant lot

Date of Sale _____
Total Purchase Price \$ _____



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 2,100.00 x 1/2 = \$1,050.00

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 Property Tax Commissioner
☐ Closing Statement

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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 May 21, 2018

Print Mark Anthony Weldon

☐ Unattested

Kimi M. Foster
(verified by)

Sign Mark Anthony Weldon
(Grantor/Grantee/Owner/Agent) circle one