

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Ryan Alan Weber
1010 Berrington Cir
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Six Hundred Twenty Thousand and 00/100 Dollars (\$620,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Peter J. Berman, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Ryan Alan Weber and Ashley Tyus Weber

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 1029, according to the Survey of Brook Highland, 10th Sector, 2nd Phase, as recorded in Map Book 18, Page 36 A & B, in the Probate Office of Shelby County, Alabama.

\$492,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2022 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Peter J. Berman is the surviving grantee of that deed recorded in Instrument #1998-33573 in the Probate Office of Shelby County, Alabama; the other grantee, Elizabeth Berman having died on or about November 28, 2014.

Ashely Tyus Weber is one and the same person as Ashley Weber, a Borrower in the Purchase Money Mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto 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.

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

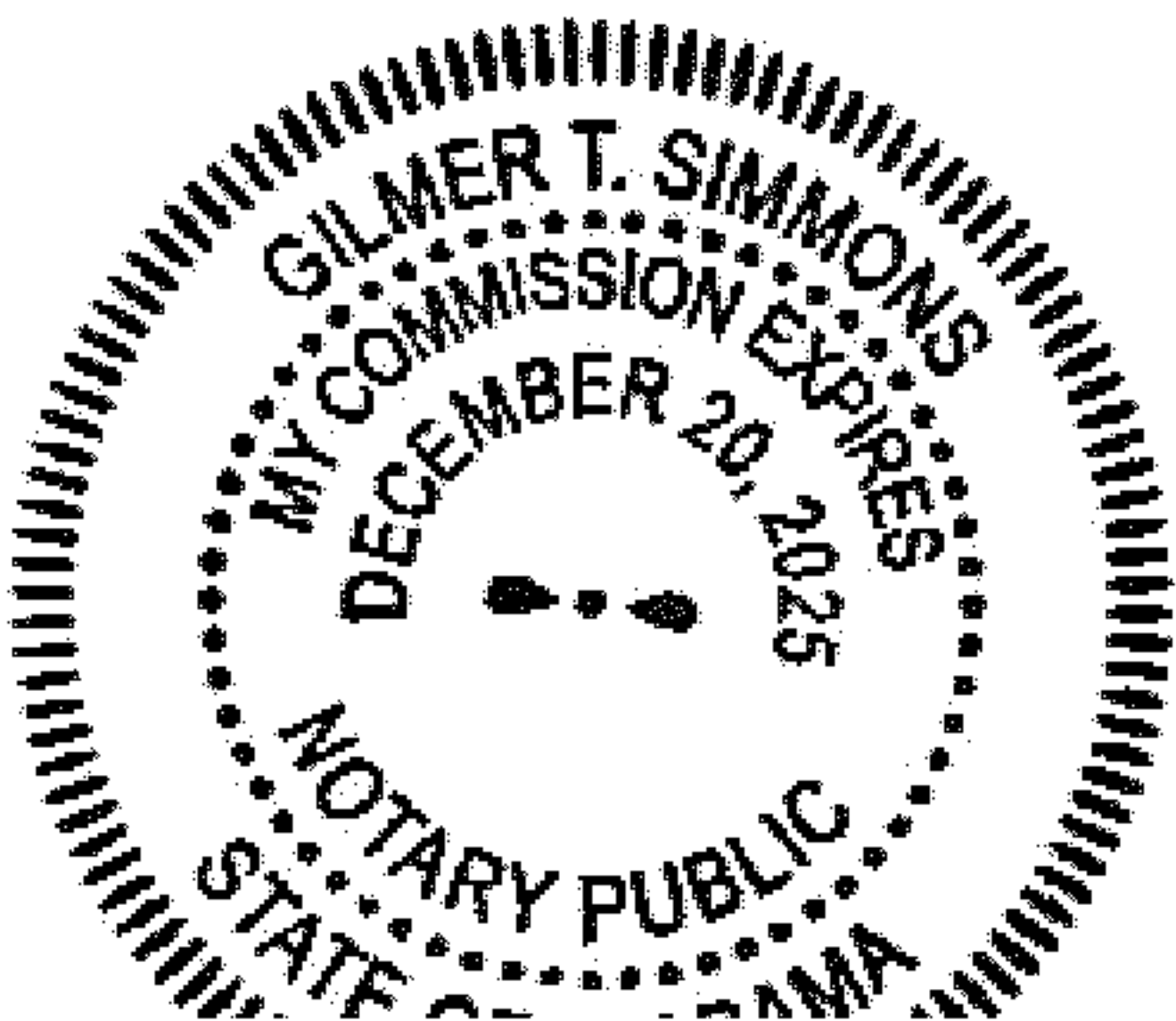
IN WITNESS WHEREOF, I have set my hand and seal, this **31st day of December, 2021.**


_____(Seal)
Peter J. Berman

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Peter J. Berman**, 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 **31st day of December, 2021**





Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2025**

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
Grantor Name: Peter J. Berman Date of Sale: December 31st, 2021
Mailing Address: 1010 Berrington Cir
Birmingham, Alabama, 35242

Property Address: 1010 Berrington Cir
Birmingham, Alabama, 35242

Total Purchase Price: \$620,000.00
Or
Actual Value: \$
Or
Assessor's Market Value: \$

Grantee Name: Ryan Alan Weber
Grantee Name: Ashley Weber
Mailing Address: 2428 Queen Anne Ave N.
Seattle, WA, 98109

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
XX 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 Section 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 Section 40-22-1 (h).

Date: December 31st, 2021

Print: Gilmer T. Simmons

Unattested (verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2022 09:55:12 AM
\$154.00 JOANN
20220104000001160

Allen S. Bayl