

Send Tax Notice to:

Mr. Michael Edward Weldon
161 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 **MICHAEL EDWARD WELDON** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 of the NW 1/4 and NE 1/4 of NW 1/4 of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of the NW 1/4 of NW 1/4 of Section 11, Township 18 South, Range 1 East; thence Westerly along the North line of said 1/4 1/4 Section 264.00 feet to a set 1/2" rebar; thence 90° 26' 38" to the left in a Southerly direction 1058.75 feet to a found 1/2" rebar; thence 90° 00' 50" to the left Easterly 210.03 feet to a found 1/2" rebar; thence 89° 59' 21" to the right Southerly 200.25 feet to a found 1/2" rebar on the Northerly right of way line of Highway No. 480; thence 89° 59' 41" to the left Easterly along said right of way line 331.30 feet to a set 1/2" rebar; thence 90° 00' to the left Northerly 1255.70 feet to a found 3/4" pipe on the North line of the NE 1/4 of NW 1/4 of said Section; thence 89° 38' 24" to the left Westerly 277.00 feet to the point of beginning.

The Grantors are all of the children of Clarence Weldon and wife, Jane Weldon. Clarence Weldon died on or about December 17, 2013, and Jane Weldon died on or about June 12, 2013.

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



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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 Michael Edward Weldon
Mailing Address 161 Beacon Drive
Vandiver, Alabama 35176

Property Address 543 HIGHWAY 48D
VANDIVER AL 35176

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 105,190.00 x 1/2 = \$52,595.00

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
- ☐ Sales Contract
- ☐ Closing Statement
- ☐ Appraisal
- ☒ Other Property Tax Commissioner

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 Michael Edward Weldon

☐ Unattested Kim M. Foster Sign Michael Edward Weldon
(verified by) (Grantor/Grantee/Owner/Agent) circle one

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