

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

Send Tax Notice to:
ASHLEY M KING
P O Box 251
VINCENT AL 35178

This instrument was prepared by:

Ellis, Head, Owens, Justice & Arnold
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 One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **JOSHUA E. WELDON**, an unmarried man (herein referred to as Grantor), do grant, bargain, sell and convey all of my interest unto **ASHLEY M. KING** (herein referred to as Grantee), in 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 Grantor and the Grantee are the children and only heirs of Michael Edward Weldon, an unmarried man. Michael Edward Weldon died on July 9, 2021.

See affidavits attached hereto as Exhibit A and Exhibit B.

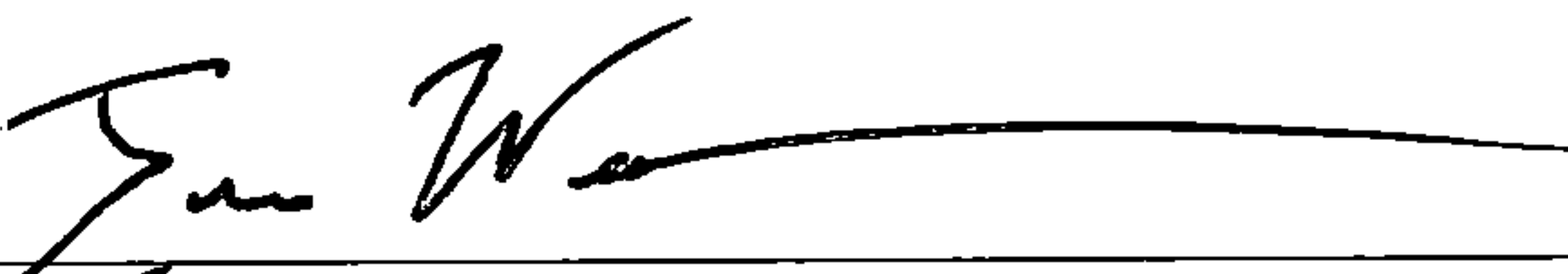
Described property is not part of Grantor's homestead.

Real property is located at 543 Highway 480, Vandiver, Alabama 35176.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, her 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 the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7TH day of JUNE, 2022.

 (SEAL)
Joshua E. Weldon

STATE OF ALABAMA)
SHELBY COUNTY)


20220607000228480 2/5 \$92.50
Shelby Cnty Judge of Probate, AL
06/07/2022 01:11:23 PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Joshua E. 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 7TH day of JUNE, 2022.

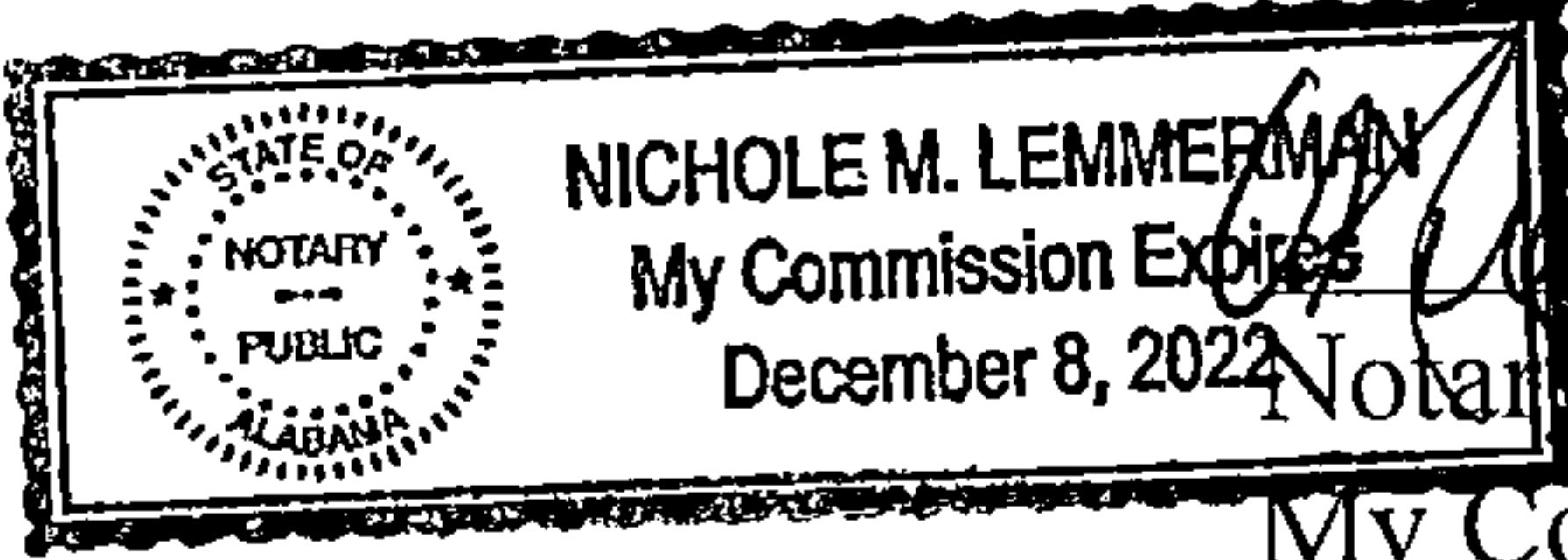
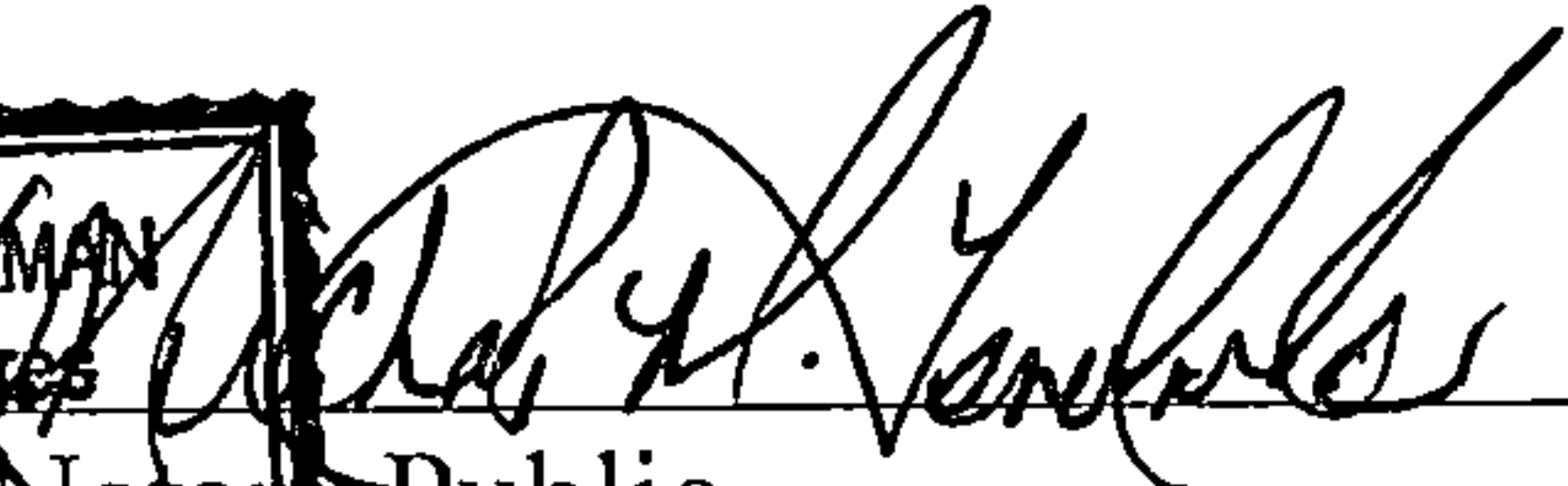
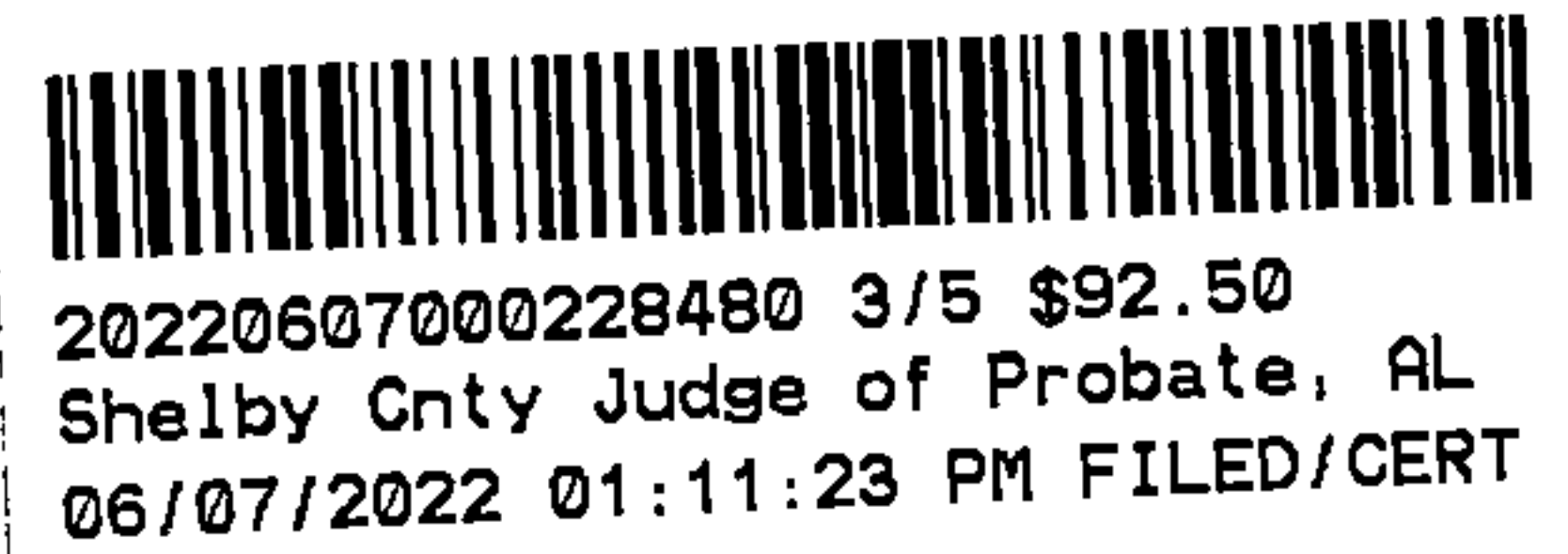
  (SEAL)
Nichole M. Lemmerman
My Commission Expires December 8, 2022 Notary Public
My Commission Expires: 12-8-2022

Exhibit A

AFFIDAVIT



I, JOSHUA E WELDON, SON AND HEIR OF MICHAEL EDWARD WELDON, AN UNMARRIED AND DIVORCED MAN AT THE TIME OF THE WILL CREATION AND DEATH, DECEASED ON JULY 09, 2021, DO RELINQUISH ALL INTEREST IN THE FOLLOWING PROPERTY AND DO HEREBY AGREE THAT IT SOLELY BELONGS TO HIS DAUGHTER AND HEIR, ASHLEY M KING, AND SHOULD BE DEEDED TO HER, AS LEFT TO HER IN HIS LAST WILL AND TESTEMENT:

543 COUNTY ROAD 480

VANDIVER, AL 35176

BY SIGNING BELOW, BOTH HEIRS ARE IN AGREEMENT OF THE ABOVE AFFIDAVIT STATEMENT:

SIGN (JOSHUA E WELDON); SIBLING RELINQUISHING ALL RIGHTS TO ABOVE PROPERTY:


PRINT: Joshua E. Weldon

DATE: 04-28-22

SIGN (ASHLEY M KING); OWNER: 

PRINT: ASHLEY M KING

DATE: APRIL 28, 2022

SIGN (WITNESS): 

PRINT: Shelby Weldon

DATE: April 28, 2022

SIGN (WITNESS): 

PRINT: Jason King

DATE: 04-28-22



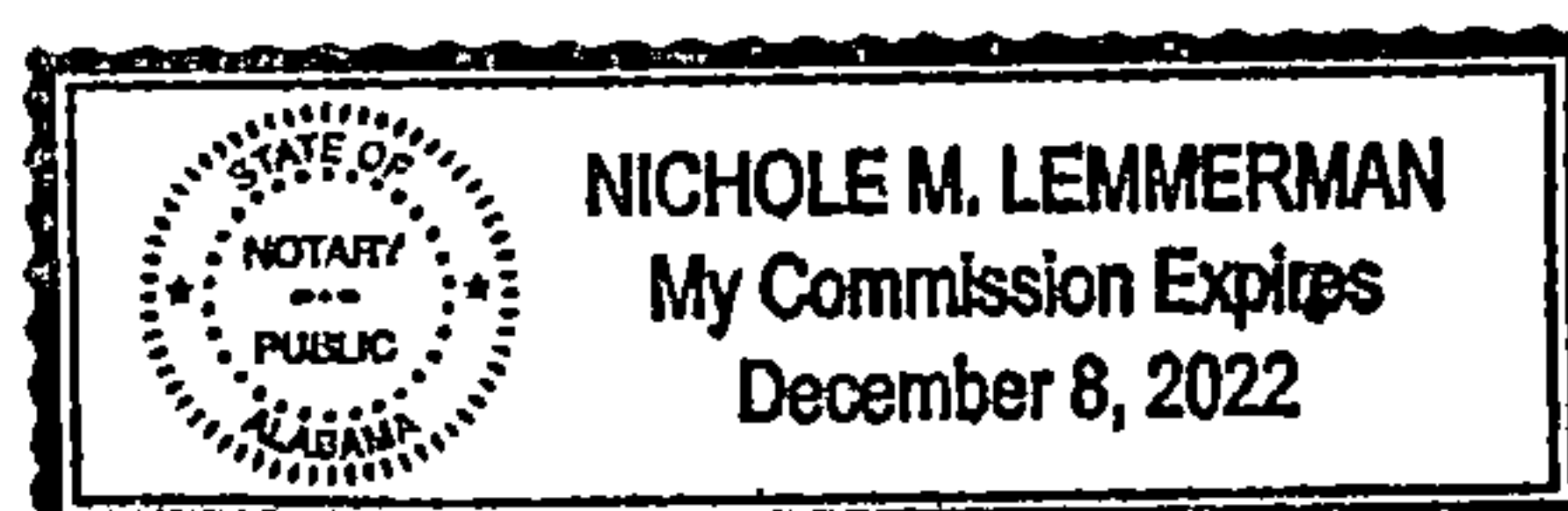


Exhibit B

AFFIDAVIT



20220607000228480 4/5 \$92.50
Shelby Cnty Judge of Probate, AL
06/07/2022 01:11:23 PM FILED/CERT

I, ASHLEY M KING, DAUGHTER AND HEIR OF MICHAEL EDWARD WELDON, AN UNMARRIED AND DIVORCED MAN AT THE TIME OF THE WILL CREATION AND DEATH, DECEASED ON JULY 09, 2021, DO TAKE FULL POSSESSION AND RESPONSIBILITIES OF THE FOLLOWING PROPERTY LEFT TO ME IN THE LAST WILL AND TESTAMENT OF MICHAEL EDWARD WELDON:

543 COUNTY ROAD 480

VANDIVER, AL 35176

THE ONLY OTHER HEIR, A SON, JOSHUA E WELDON, DOES RELENDISH ALL INTEREST IN THE PROPERTY AT 543 COUNTY ROAD 480, VANDIVER, AL 35176 AND IS IN FULL AGREEMENT THAT THE PROPERTY BELONGS TO ASHLEY M KING AND IS TO BE DEEDED TO HER.

BY SIGNING BELOW, BOTH HEIRS ARE IN AGREEMENT OF THE ABOVE AFFIDAVIT STATEMENT.

SIGN (ASHLEY M KING); OWNER:

PRINT:

ASHLEY M KING

DATE:

APRIL 28, 2022

SIGN (JOSHUA E WELDON); SIBLING RELINQUISHING ALL RIGHTS TO ABOVE PROPERTY:

PRINT:

Joshua E. Weldon

DATE:

04-28-22

SIGN (WITNESS):

PRINT:

Shelby Weldon

DATE:

April 28, 2022

SIGN (WITNESS):

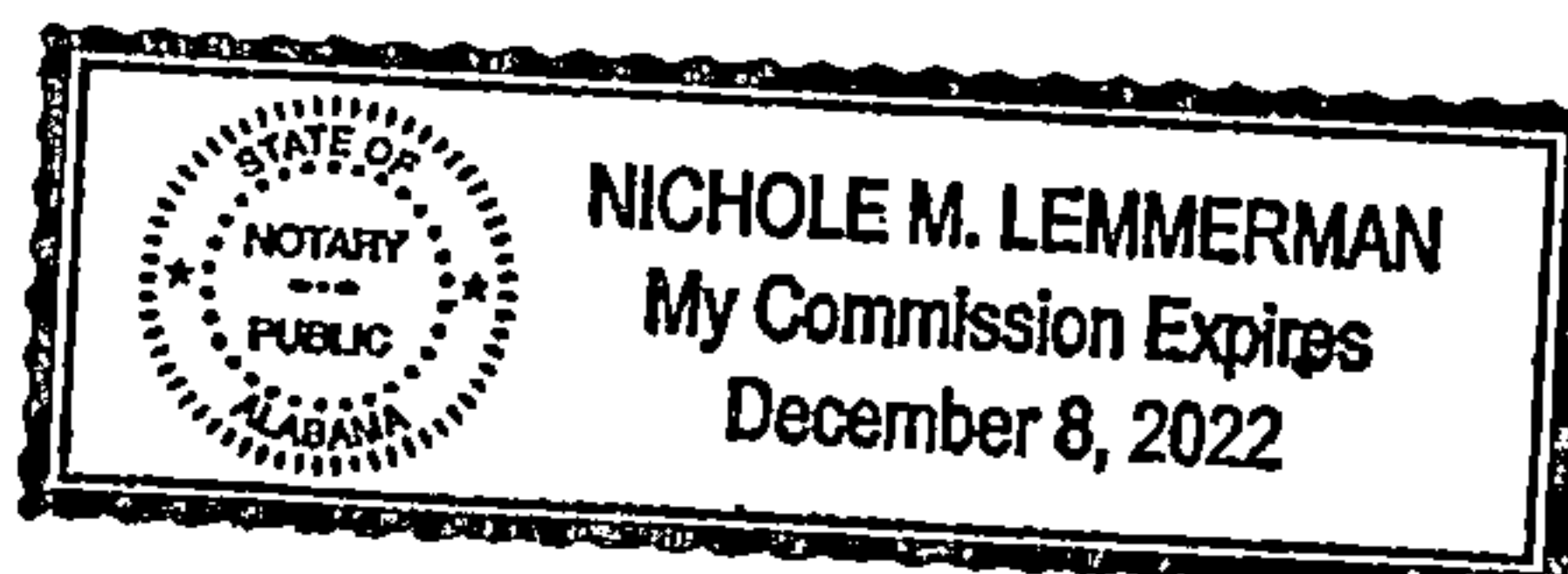
PRINT:

Jason King

DATE:

04-28-22

Nichole M. Lemmerman



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : JOSHUA E WELDON
Mailing Address 6431 HWY 85
VINCENT AL 35178

Grantee's Name: ASHLEY M KING
Mailing Address: P.O. Box 251
VINCENT AL 35178

Property Address: 543 CR 480
VANDIVER AL 35170

Date of Sale 06/07/22
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1/2 = 58475

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 --


20220607000228480 5/5 \$92.50
Shelby Cnty Judge of Probate, AL
06/07/2022 01:11:23 PM FILED/CERT

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 06/07/22

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

Print ASHLEY M. KING

☒ Unattested

(Verified by)