

Send Tax Notice to:  
James Atko  
629 Camden Cove Lane  
Calera, AL 35040

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This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-22-4218**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED FORTY EIGHT THOUSAND AND 00/100 (\$248,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Tina K. Weekley and James O. Weekley, Jr., wife and husband (herein referred to as "Grantor,"** whether one or more), whose mailing address is

429 Hwy 343, Columbiana, AL 35051

by **James Atko (herein referred to as "Grantee"),** whose mailing address is

629 Camden Cove Lane, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **629 Camden Cove Lane, Calera, AL 35040,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

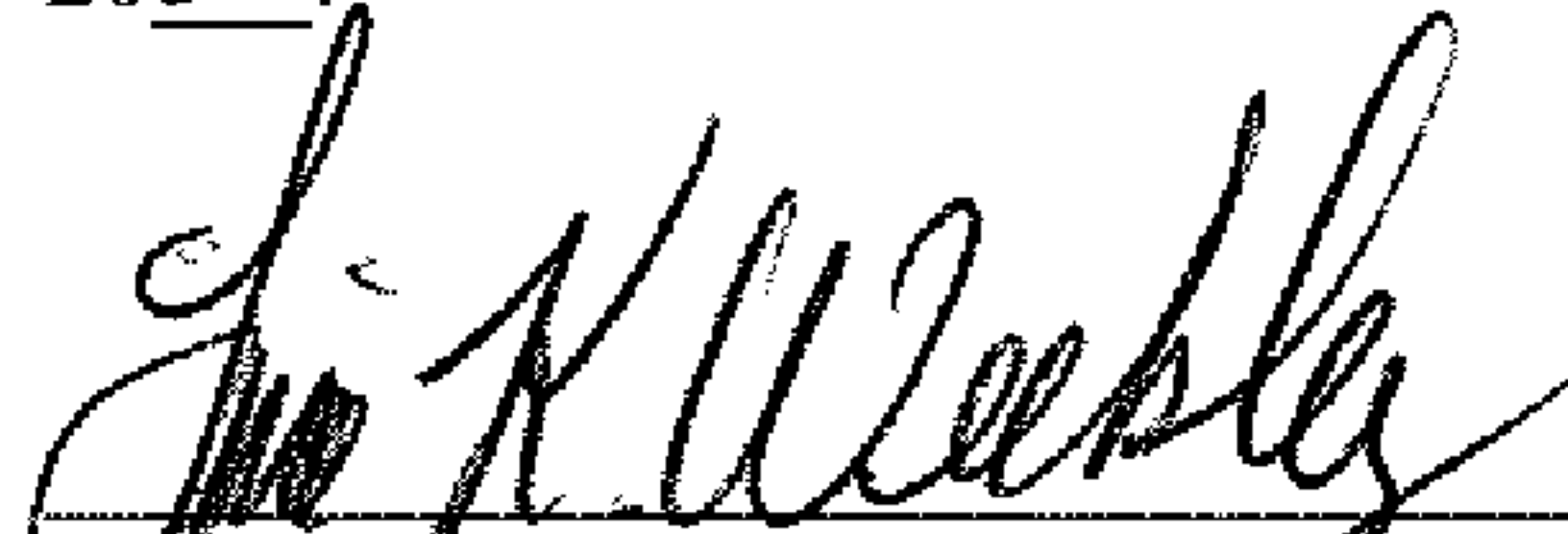
MINING AND MINERAL RIGHTS EXCEPTED.

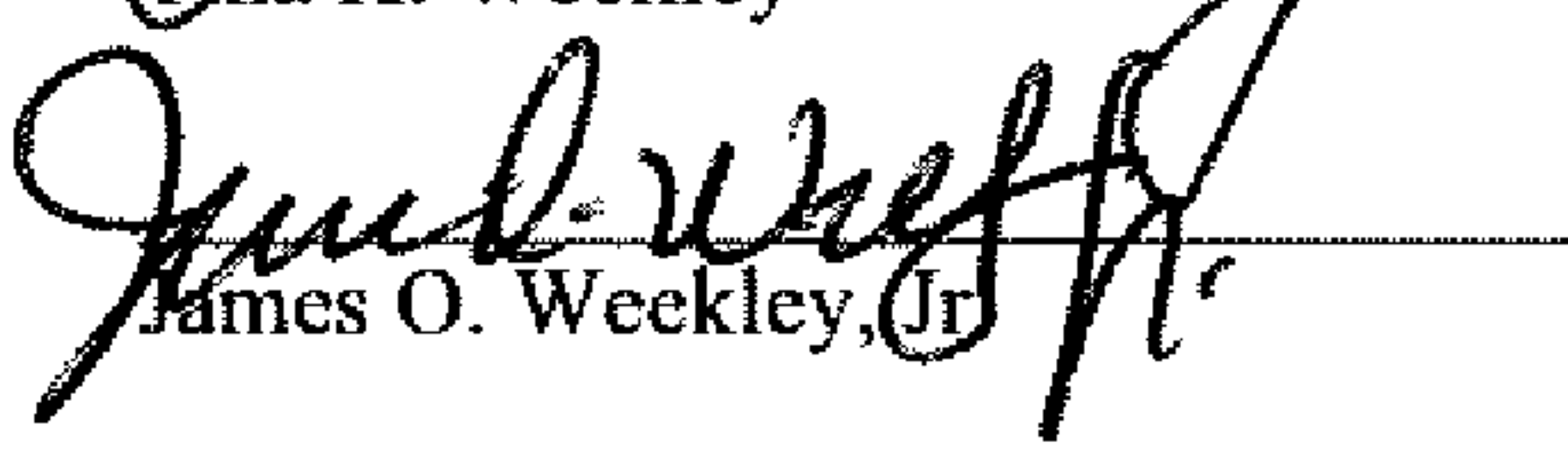
**\$208,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

20221031000408620 10/31/2022 03:17:22 PM DEEDS 2/3  
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of October,  
2022.

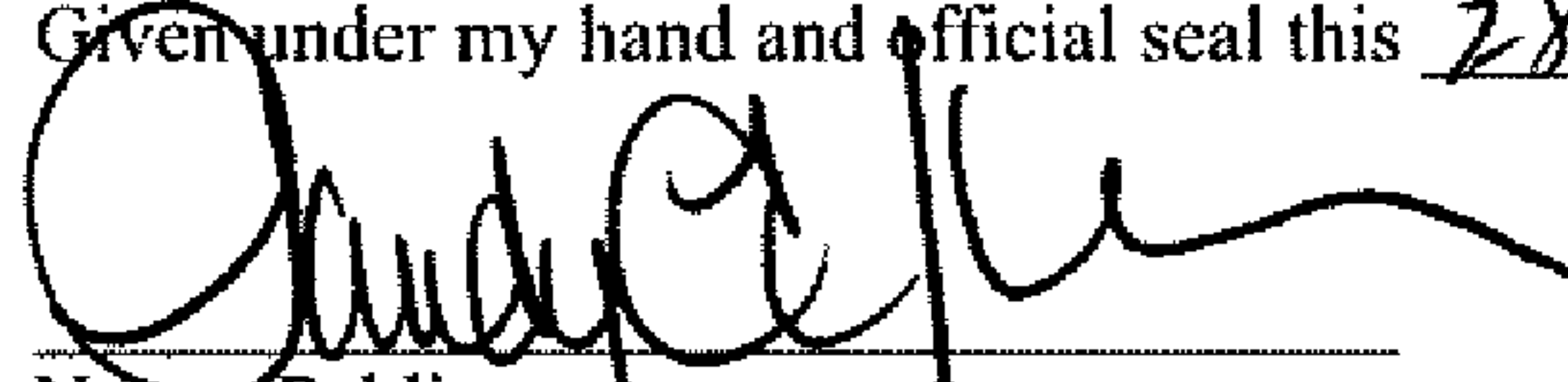
  
\_\_\_\_\_  
Tina K. Weekley

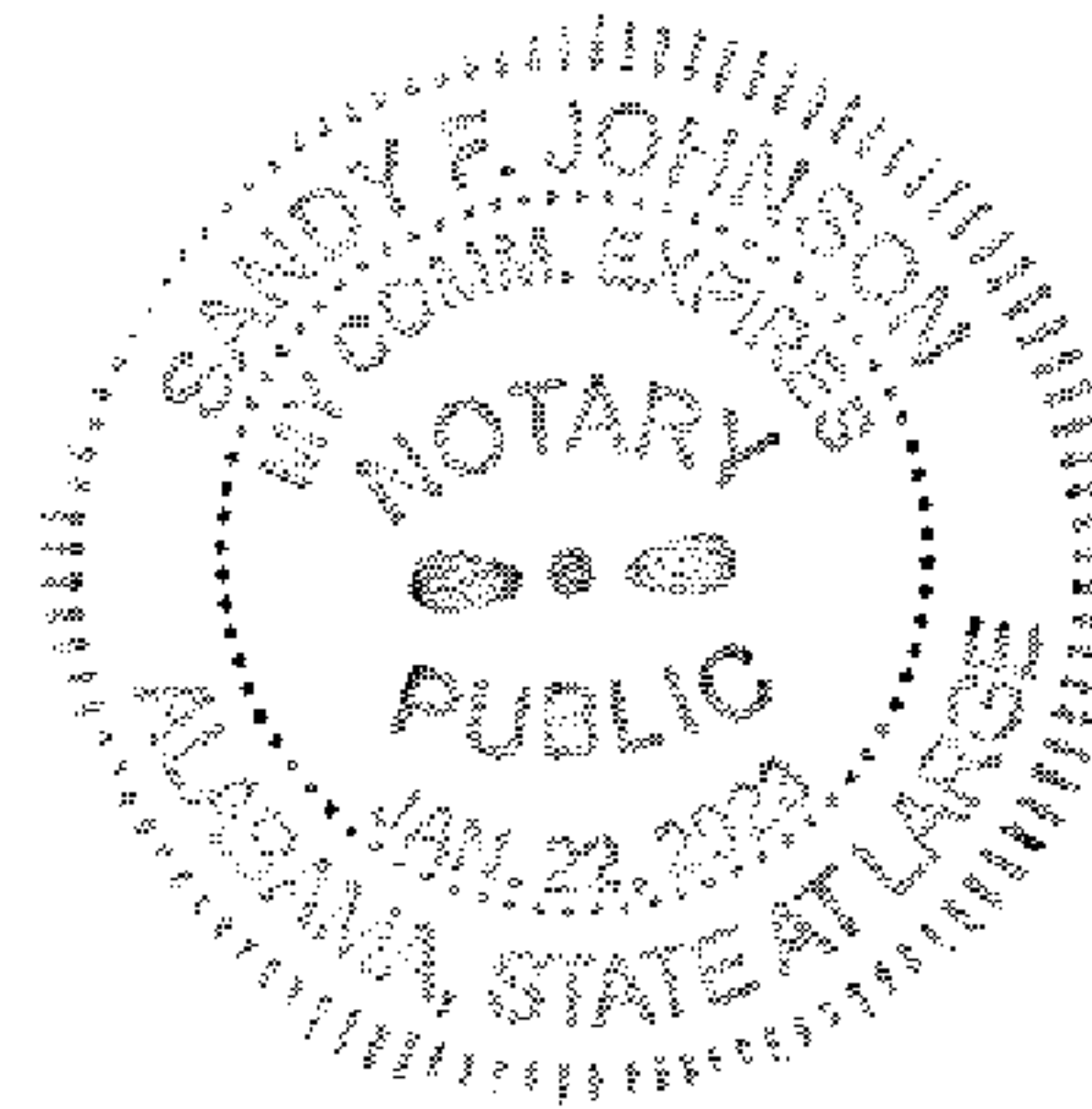
  
\_\_\_\_\_  
James O. Weekley, Jr.

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tina K. Weekley and James O. Weekley, Jr.**, 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 and official seal this 28 day of October, 2022.

  
\_\_\_\_\_  
Notary Public  
Sandy F. Johnson  
Printed Name  
My Commission Expires: 01/22/2023



20221031000408620 10/31/2022 03:17:22 PM DEEDS 3/3  
**EXHIBIT A**

Property 1:  
LOT 116, ACCORDING TO THE SURVEY OF CAMDEN COVE SECTOR 2, AS RECORDED IN MAP BOOK  
27, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/31/2022 03:17:22 PM**  
**\$68.00 BRITTANI**  
**20221031000408620**

*Allie S. Bayl*