



20230320000075110 1/4 \$44.00
 Shelby Cnty Judge of Probate, AL
 03/20/2023 10:58:15 AM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
 P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Gary Kevin Weaver and Kathy P. Weaver, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Gary Kevin Weaver, Kathy P. Weaver, and Gary Lee Weaver (herein referred to as GRANTEES) for and during their joint lives and upon the death of any one of them, then to the survivors for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, all of GRANTOR's share in the following described real estate situated in Shelby County, Alabama to-wit:

Parcel Southwest

A parcel of land situated in the Southeast quarter of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2 inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southeast quarter of said Section 11; thence run South 87 degrees, 31 minutes, 15 seconds East along the North line of said quarter-quarter section for a distance of 832.05 feet to a 1/2 inch rebar found; thence run South 37 degrees, 22 minutes, 16 seconds East for a distance of 594.13 feet to a 1/2 inch rebar found; thence run South 37 degrees, 25 minutes, 49 seconds East for a distance of 378.05 feet to an iron pin with a Simmons cap found; thence run South 66 degrees, 33 minutes, 07 seconds East for a distance of 1,301.60 feet to an iron pin with a Simmons cap on the East line of the Southeast quarter of said Section 11; thence run South 02 degrees, 35 minutes, 10 seconds West along said East line for a distance of 303.59 feet to an iron pin with a Simmons cap being 1,076.86 feet North of an axle found at the Southeast corner of said Section 11, said iron pin being on the Northwest right-of-way line of Alabama Highway # 145; thence run South 36 degrees, 47 minutes, 00 seconds West along said Northwest right-of-way line for a distance of 123.05 feet to an iron pin set; thence run North 53 degrees, 31 minutes, 48 seconds West leaving said right-of-way for a distance of 141.23 feet to an iron pin set; thence run South 36 degrees, 28 minutes, 12 seconds West for a distance of 305.00 feet to an iron pin set at the point of beginning; thence run South 36 degrees, 28 minutes, 12 seconds West for a distance of 295.00 feet to an iron pin set; thence run South 53 degrees, 31 minutes, 48 seconds East for a distance of 150.00 feet to an iron pin set on said Northwest right-of-way line; thence run North 36 degrees, 28

Shelby County, AL 03/20/2023
 State of Alabama
 Deed Tax: \$12.00



20230320000075110 2/4 \$44.00
Shelby Cnty Judge of Probate, AL
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minutes, 12 seconds East along said Northwest right-of-way line for a distance of 275.50 feet to an iron pin set; thence run North 30 degrees, 45 minutes, 34 seconds East along said Northwest right-of-way line for a distance of 19.59 feet to an iron pin set; thence run North 53 degrees, 31 minutes, 48 seconds West for a distance of 148.05 feet to the point of beginning; said parcel containing 44,230 square feet, more or less.

Subject to easements, covenants, conditions, exceptions, reservations, rights of way, and encumbrances of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of any one of them, then to the survivors for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 20 day of March, 2023.

Gary K Weaver
Gary Kevin Weaver

Kathy P Weaver
Kathy P. Weaver

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gary Kevin Weaver, 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 20 day of March, 2023.

Geneva Johnson
Notary Public
My Commission expires:

Geneva Johnson
Notary Public
Alabama State at Large
My Comm. Expires 10/18/2025

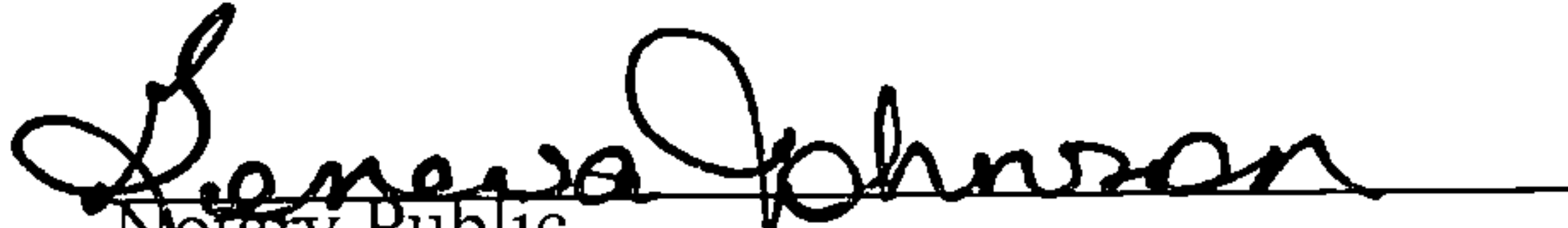


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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathy P. Weaver, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of March, 2023.


Notary Public
My commission expires:

Geneva Johnson
Notary Public
Alabama State at Large
My Comm. Expires 10/18/2025

Real Estate Sales Validation Form



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

Grantor's Name Gary Kevin Weaver & Kathy P. Weaver
Mailing Address 93 Cerrito Place
Wilsonville, AL 35186

Grantee's Name Gary Kevin Weaver, Kathy P. Weaver &
Mailing Address 93 Cerrito Place
Wilsonville, AL 35186

Property Address 93 Cerrito Place
Wilsonville, AL 35186

Date of Sale
Total Purchase Price \$
or
Actual Value \$ 11,666.00
or
Assessor's Market Value \$

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
X Other 1/3 assessor's current market value

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

Print Gary Kevin Weaver

Unattested

Sign Gary K Weaver

(verified by)

(Grantor/Grantee/Owner/Agent) circle one