

Send Tax Notice to:

Robert Scott Weaver & Michelle Andrea Weaver  
111 Equestrian Dr.

Alabaster, AL 35007

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Twenty Thousand and 00/100s Dollars (\$520,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Fred Ott and Christine Ott, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 3266 Fairfax Rd, Montgomery, AL 36109 grant, bargain, sell and convey unto, **Robert Scott Weaver and Michelle Andrea Weaver** herein referred to as grantees) whose mailing address is 111 Equestrian Dr., Alabaster, AL 35007 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address: **111 Equestrian Dr. Alabaster, AL 35007** to wit:

Lot 58, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument #1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc., as recorded in Instrument # 1995-17530 in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/76 interest in the common elements of Saddle Lake Farms Condominium as set out in the Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A&B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.  
Subject to restrictions, reservations, conditions, and easement of record  
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$320,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21<sup>ST</sup> day of APRIL, 2023

[Signature]  
Fred Ott

[Signature]  
Christine Ott

STATE OF Alabama

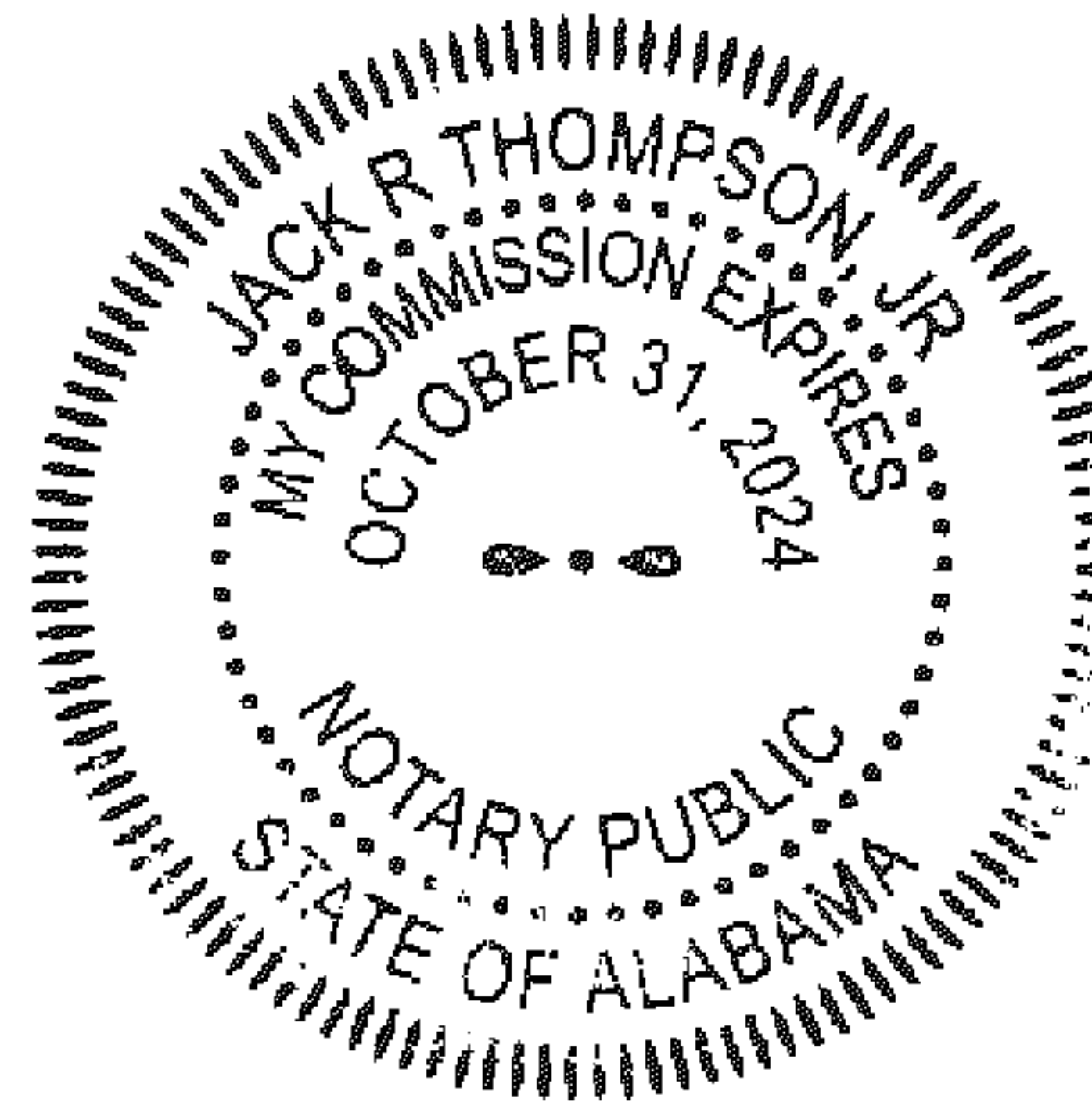
Tetlow COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Fred Ott and Christine Ott** 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 this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 21<sup>ST</sup> day of April, 2023

My Commission Expires: 10/31/2024

[Signature]  
Notary Public



(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB3650



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/24/2023 01:47:41 PM  
\$225.00 BRITTANI  
20230424000119160

[Signature]