

Send Tax Notice to:
Christopher Lee Tombrello and
Kayce Williams

1304 1st Ave West
Alabaster, AL 35007

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-9279

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$239,000.00)** 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 **Fredrick Weaver, an unmarried person, and Amie M. Weaver, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

1304 1st Avenue West, Alabaster, AL 35007
by **Christopher Lee Tombrello and Kayce Williams (herein referred to as "Grantee," whether one or more),** whose mailing address is

207 Crews Lane Ch.blersburg, AL 35151
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1304 1st Avenue West, Alabaster, AL 35007**, 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, 2023 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.


\$234,671.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.


\$11,950 of the abovementioned purchase price was paid for from a second mortgage loan closed simultaneously herewith and which is second and subordinate to the first mortgage recited above.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, 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(s), 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(s), his/her 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 14 day of June, 2023


Fredrick Weaver


Amie M. Weaver

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Fredrick Weaver and Amie M. Weaver whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of June, 2023.


Notary Public

My Commission Expires: 10-4-25

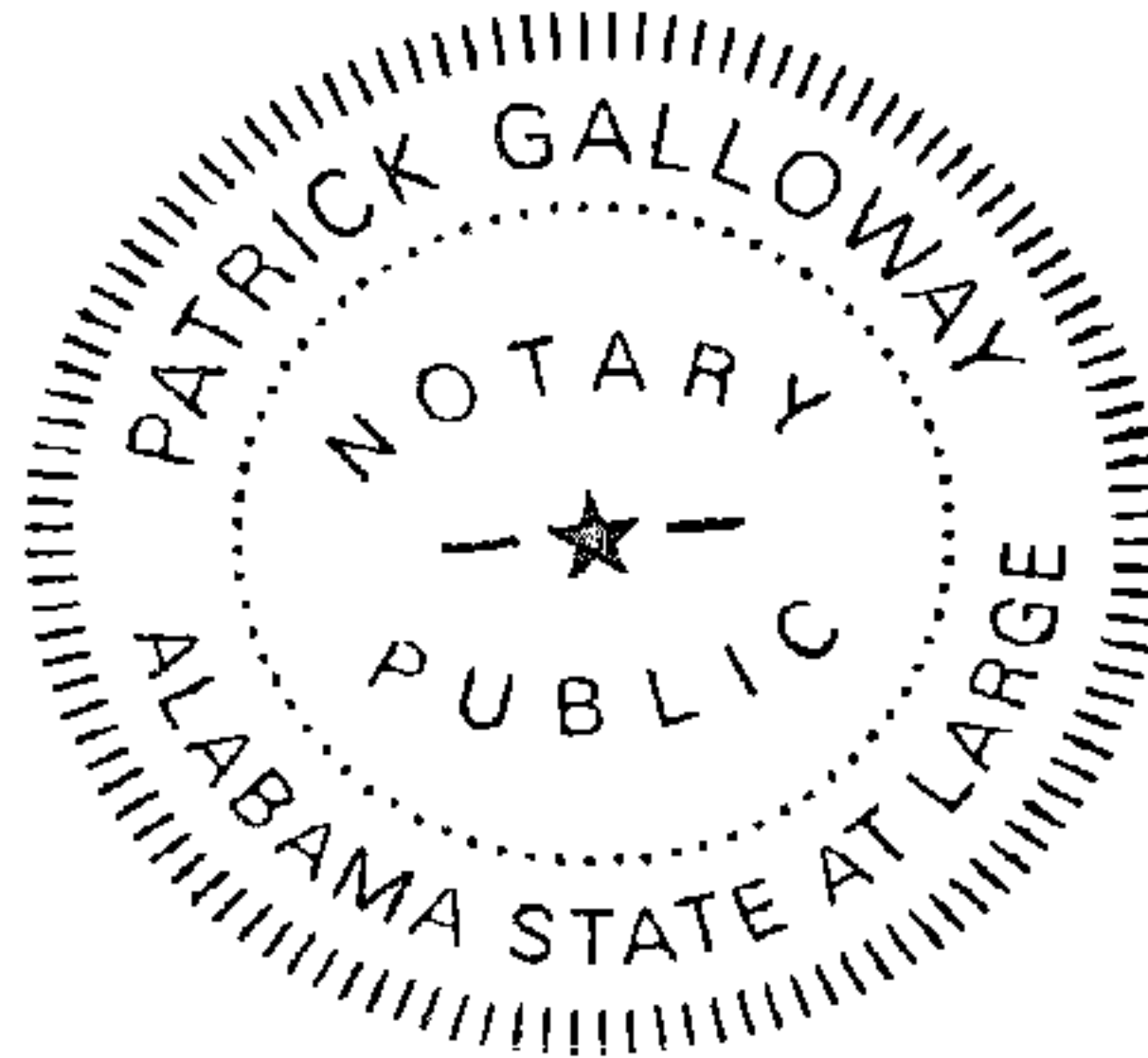


EXHIBIT A**Property 1:**

Commence at the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, and run thence Easterly along the North line of said 1/4-1/4 Section a distance of 257.06 feet to a point; thence turn 120 deg. 40 min. 00 sec. right and run 236.32 feet to a point; thence turn 89 deg 00 min 00 sec left and run 73.72 feet to the point of beginning of the property being described; thence continue along last described course a distance of 125.00 feet to a point on the Westerly margin of 13th Street NW in Alabaster, Alabama; thence turn 89 deg. 51 min. 34 sec. right and run southwesterly along said margin of said street a distance of 121.91 feet to a point; thence turn 88 deg. 10 min. 32 sec. right to chord and run Northwesterly along the Northerly margin of 1st Avenue (Highway No. 44) a chord distance of 125.01 feet to a point; thence turn 91 deg. 49 min. 28 sec. right from chord and run northeasterly a distance of 126.17 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2023 08:50:23 AM
\$29.00 JOANN
20230615000179380

General Warranty Deed - JTROS (AL)

Allen S. Bayl