

This instrument was prepared by:

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Andrea W. Weldon
1850 Hwy 467
Vincent, AL 35178

WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Andrea W. Weldon, an unmarried woman (herein referred to as grantor), grant, bargain, sell and convey unto Mahala Andrea Weldon Trustee and any Successor Trustee of The Mahala Andrea Weldon Family Trust dated the 17th day of November 2023 (herein referred to as grantee), the following described real estate, situated in Jefferson County, Alabama, to wit:

1.01 acres, more or less located in the NE ¼ of the SE ¼ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama. Said property is more particularly described as follows:

Commence at the NE corner of the NE ¼ of the SE ¼ of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, and run in a westerly direction along the North line of said ¼ - ¼ Section A distance of 1258.90 feet to a point; Thence deflect 90° 00' 00" to the left and run in a southerly direction a distance of 667.28 feet to a point on the East right-of-way line of a county road, which point is the point of beginning; Thence deflect 77° 03' 00" to the left and run in a southeasterly direction a distance of 290.00 feet to a point; Thence turn an interior angle of 90° 00' 00" and run to the right in a southwesterly direction a distance of 150.00 feet to a point; thence turn an interior angle of 90° 00' 00" and run to the right in a northwesterly direction a distance of 290.00 feet to a point on the east right-of-way line of said County Road; Thence turn an interior angle of 95° 41' 30" to the tangent of a curve to the right, having a radius of 756.20 feet, a central angle of 11 23' 00", and an Arc length of 150.25 feet, and run to the right in a northeasterly direction along said right-of-way line a distance of 150.25 feet, to the point of beginning of the herein described parcel; containing 1.01 acres, more or less.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Andrea W. Weldon is predeceased by her husband Phillip D. Weldon.

NO TITLE OPINION GIVEN.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 17th day of November, 2023.

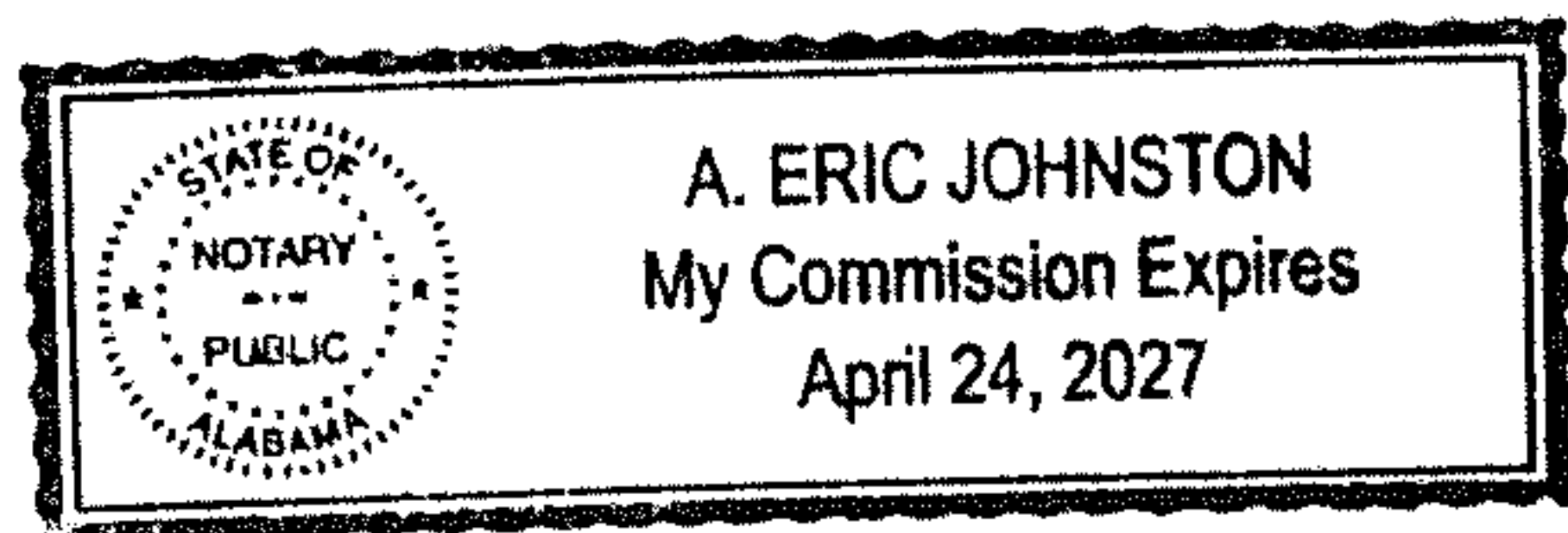
Andrea W. Weldon
Andrea W. Weldon

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Mahala Andrea Weldon, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2023,



A. Eric Johnston
A, Eric Johnston, Notary Public
My Commission Expires: 4-24-27

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Andrea W. Weldon, Trustee
Mailing Address 1850 Hwy 467
Vincent, AL 35178

Grantee's Name Andrea W. Weldon
Mailing Address 1850 Hwy 467
Vincent, AL 35178

Property Address 1850 Hwy 467
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2023 12:59:23 PM
\$177.00 PAYGE
20231117000337880

or
Actual Value \$ _____
or

Assessor's Market Value \$ 149,000



Alicia S. Bayl

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 Tax Assessor

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 11.17.23

Print A. Eric Johnston

____ Unattested
(verified by)

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

Print Form

Form RT-1