



20231215000361500 1/10 \$161.50
Shelby Cnty Judge of Probate, AL
12/15/2023 03:34:01 PM FILED/CERT

This instrument was prepared by:
Coosa Pines Federal Credit Union
33710 U.S. HWy 280
Childersburg, AL 35044

Once recorded, return to:
Kayla M. Weldon
6431 Hwy 85
Vincent, AL 35178

Property Address:
6431 Hwy 85
Vincent, AL 35178

This Space for Recorder's Use Only.

FMV \$112,180

Alabama Quitclaim Deed

State of Alabama, County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
0.00 US Dollars (\$ 0.00) in hand, paid to

n/a,
Joshua E. Weldon (Grantor) with an address of
4162 Wares Ferry Rd, Montgomery, AL 36109

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to
Kayla M. Weldon,

with an address of
6431 Hwy 85, Vincent, AL 35178

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following
described real estate, situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 076142001024.001 and 076142001024.000

The property identified herein is -OR- is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Kayla M. Weldon

Address: 6431 Hwy 85, Vincnet, AL 35178





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NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama)
 County of Saladeaga)

On December 13, 2023 before me, Joshua E. Weldon,
 personally appeared Joshua E. Weldon,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
 subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
 his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph
 is true and correct.

WITNESS my hand and official seal.

Signature Angela Harbin Vick
 Printed Name Angela Harbin Vick
 My Commission Expires DECEMBER 22, 2026

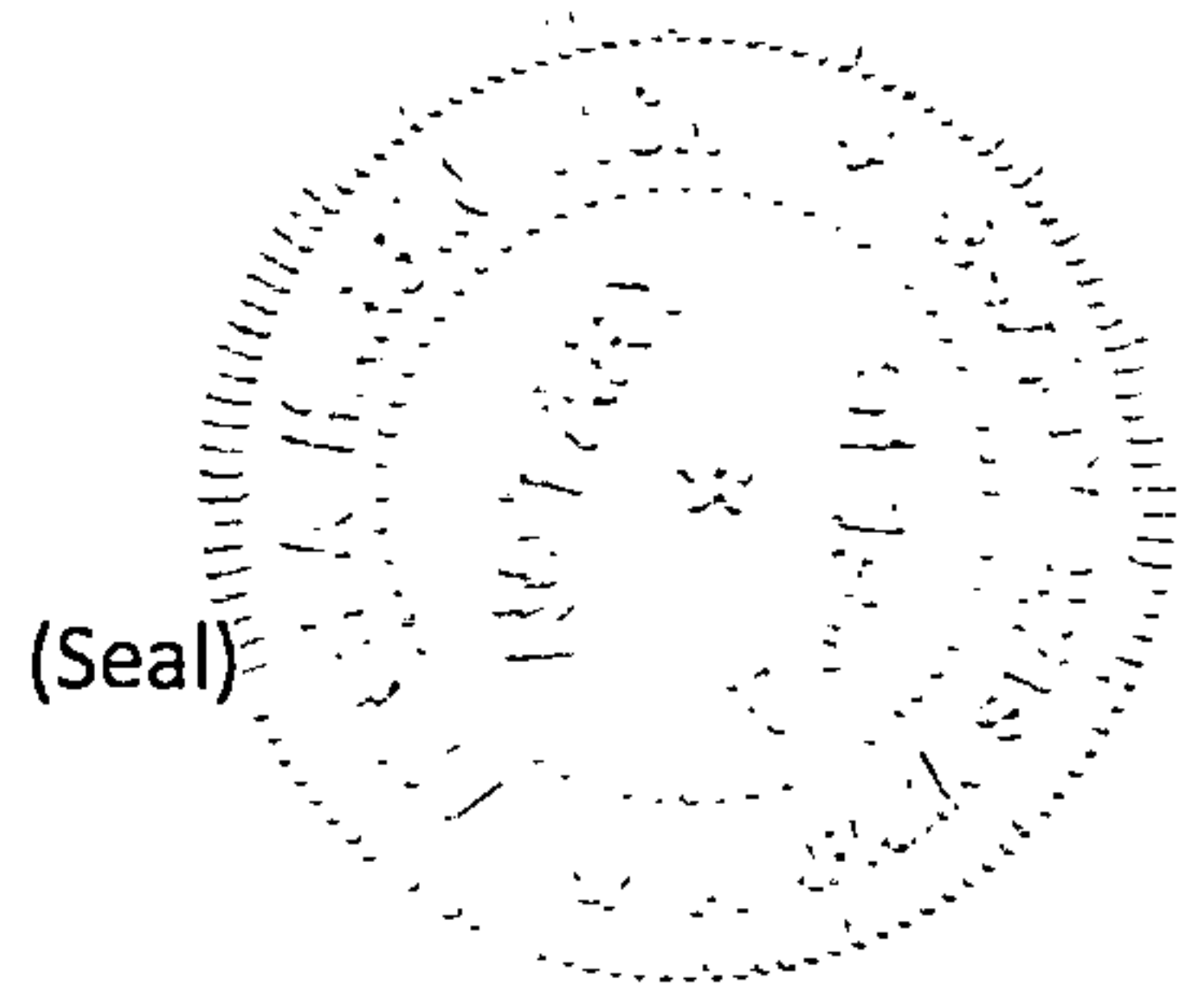



EXHIBIT "A"
LEGAL DESCRIPTION


20231215000361500 4/10 \$161.50
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PARCEL I:

That certain lot, or parcel of land, situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A.P. Hitchcock lot and running thence North 116 feet to a point, running thence West 220.5 feet to a point; running thence South 116 feet to a point; running thence East 220.5 feet to the point of beginning, and being a part of the Southwest Quarter of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 19 South, Range 2 East in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L. A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, on Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II:

The certain lot, or parcel of land, situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A.P. Hitchcock lot and run North 232 feet; thence West 430.5 feet; thence South 105 feet; thence East 210 feet; thence south 127 feet; thence East 220.5 feet to the point of beginning and being a part of the SW 1/4 of the SW 1/4 and part of the NW 1/4 of the SW 1/4, Section 14, Township 19, Range 2 East, in Shelby County, Alabama, and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L. A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT That certain lot, or parcel of land, situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A.P. Hitchcock lot and running thence North 116 feet to a point, running thence West 220.5 feet to a point; running thence South 116 feet to a point; running thence East 220.5 feet to the point of beginning, and being a part of the Southwest Quarter of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 19 South, Range 2 East in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L. A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, on Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property conveyed from Marilyn Bialy, an unmarried woman, to Kayla M. Weldon and husband, Joshua E. Weldon, by Special Warranty Deed dated February 26, 2016, filed for record in the Probate Office of Shelby County, Alabama, on March 4, 2016, at 11:15:50 AM, and recorded in Instrument #20160304000069900 (as to Parcel I); and by Personal Representative's Deed dated February 26, 2016, executed by The Estate of Silas Antoinette Hoover, deceased, Case No. PR-2015-000078, in the Probate Office of Shelby County, Alabama, to Kayla M. Weldon and husband, Joshua E. Weldon, filed for record in said County, on March 4, 2016, at 11:15:51 AM, and recorded in Instrument #20160304000069910 (as to Parcel II).





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EXHIBIT "A"

PARCEL 1: That certain lot, or parcel of land, situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A. P. Hitchcock lot and running thence North 116 feet to a point, running thence West 220.5 feet to a point; running thence South 116 feet to a point; running thence East 220.5 to the point of beginning, and being a part of the Southwest Quarter of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 19 South, Range 2 East, in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L.A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, on Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

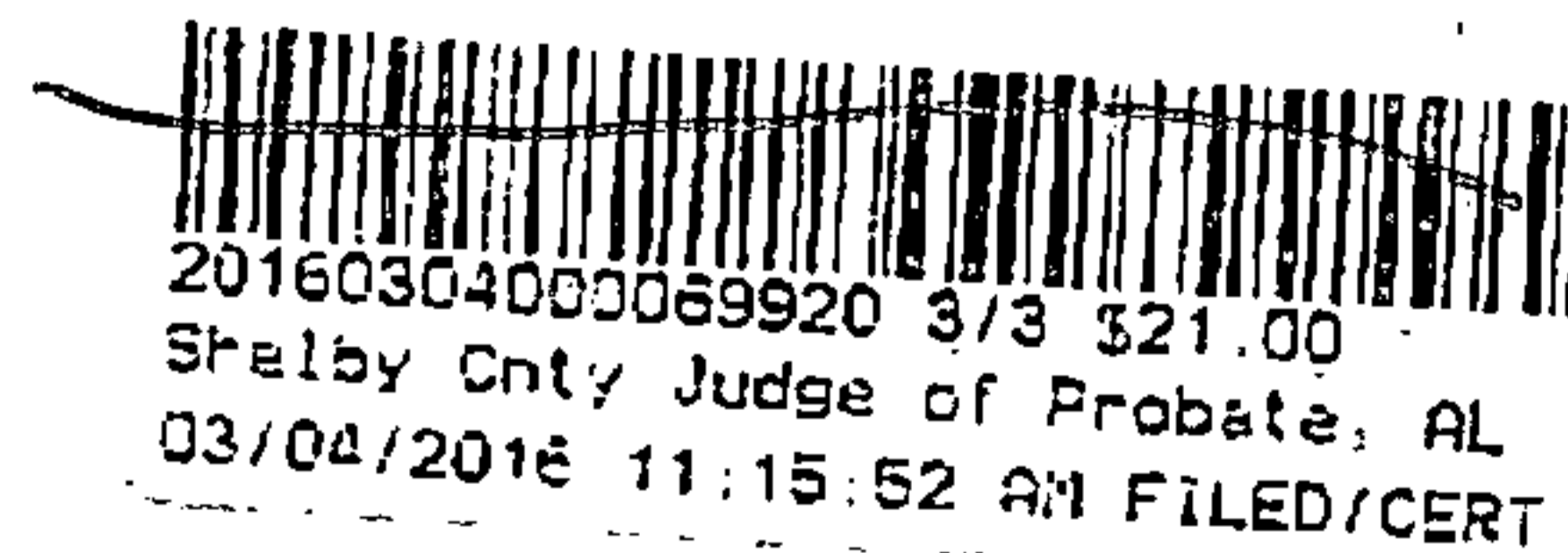
PARCEL 2: That certain lot, or parcel of land situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A. P. Hitchcock lot and run North 232 feet; thence West 430.5 feet; thence South 105 feet; thence East 210 feet; thence South 127 feet; thence East 220.5 feet to the point of beginning and being a part of the SW ¼ of the SW ¼ and part of the NW ¼ of the SW ¼, Section 14, Township 19, Range 2 East, in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L. A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: That certain lot, or parcel of land, situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A. P. Hitchcock lot and running thence North 116 feet to a point, running thence West 220.5 feet to a point; running thence South 116 feet to a point; running thence East 220.5 to the point of beginning, and being a part of the Southwest Quarter of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 19 South, Range 2 East, in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L.A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, on Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Signed for Identification:

Kayla M. Weldon KmW
 Kayla M. Weldon

Joshua E. Weldon J.E.W
 Joshua E. Weldon



SCHEDULE A



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Name and Address of Title Insurance Company:

Stewart Title Guaranty Company
P.O. Box 2029, Houston, TX 77252

File No.: S-15-22539

Policy No.: M-9302-004829116

Loan Number: unknown

Address Reference: 6431 Highway 85, Vincent, AL 35178
(For Company Reference Purposes Only)

Amount of Insurance: \$70,650.00

Premium: \$125.00

Date of Policy: March 04, 2016 at 11:15:52 AM

1. Name of Insured:

Coosa Pines Federal Credit Union, its successors and/or assigns as their respective interests may appear.

2. The estate or interest in the Land that is encumbered by the Insured Mortgage is:

Fee Simple

3. Title is vested in:

Kayla M. Weldon and husband, Joshua E. Weldon

4. The Insured Mortgage and its assignments, if any, are described as follows:

Mortgage from Kayla M. Weldon and husband, Joshua E. Weldon, to Coosa Pines Federal Credit Union, dated March 2, 2016, filed for record in the Probate Office of Shelby County, Alabama, on March 4, 2016, at 11:15:52 AM, and recorded in Instrument #20160304000069920, to secure the principal sum of \$70,650.00.

5. The land referred to in this policy is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

6. This policy incorporates by reference those ALTA endorsements selected below:

- ALTA ENDORSEMENT 4-06 (Condominium)
- ALTA ENDORSEMENT 4.1-06 (Condominium)
- ALTA ENDORSEMENT 5-06 (Planned Unit Development)
- ALTA ENDORSEMENT 5.1-06 (Planned Unit Development)
- ALTA ENDORSEMENT 6-06 (Variable Rate)
- ALTA ENDORSEMENT 6.2-06 (Variable Rate - Negative Amortization)
- ALTA ENDORSEMENT 8.1-06 (Environmental Protection Lien) Paragraph b refers to the following state statutes: NONE
- ALTA ENDORSEMENT 9-06 (Restrictions, Encroachments, Minerals)
- ALTA ENDORSEMENT 13.1-06 (Leasehold Loan)
- ALTA ENDORSEMENT 14-06 (Future Advance - Priority)
- ALTA ENDORSEMENT 14.1-06 (Future Advance - Knowledge)
- ALTA ENDORSEMENT 14.3-06 (Future Advance - Reverse Mortgage)
- ALTA ENDORSEMENT 22-06 (Location) The type of improvement is a Single Family Residence, and the street address is as shown above.





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Florida
STATE OF ALABAMA
Broward
SHELBY COUNTY

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Sixty Eight Thousand Five Hundred and NO/100 (\$68,500.00) Dollars to the undersigned **MARILY BIALY, AN UNMARRIED WOMAN, WHOSE MAILING ADDRESS IS 3500 MONROE STREET, APT. 107, HOLLYWOOD, FLORIDA 33021,** herein referred to as Grantor, in hand paid by **KAYLA M. WELDON AND HUSBAND, JOSHUA E. WELDON, WHOSE MAILING ADDRESS IS 6431 HIGHWAY 85, VINCENT, ALABAMA 35178,** herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all her right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

That certain lot, or parcel of land, situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A. P. Hitchcock lot and running thence North 116 feet to a point, running thence West 220.5 feet to a point; running thence South 116 feet to a point; running thence East 220.5 to the point of beginning, and being a part of the Southwest Quarter of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 19 South, Range 2 East, in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L.A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, on Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: 6431 Highway 85, Vincent, Alabama 35178
Date of Sale: March 2, 2016
Total Purchase Price: \$68,500.00

The purchase price or actual value claimed on this form can be



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verified in the following documentary evidence: Sales Contract

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD unto Kayla M. Weldon and husband, Joshua E. Weldon, and their heirs and assigns forever.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this the 26 day of Feb, 2016.

Marilyn Bialy

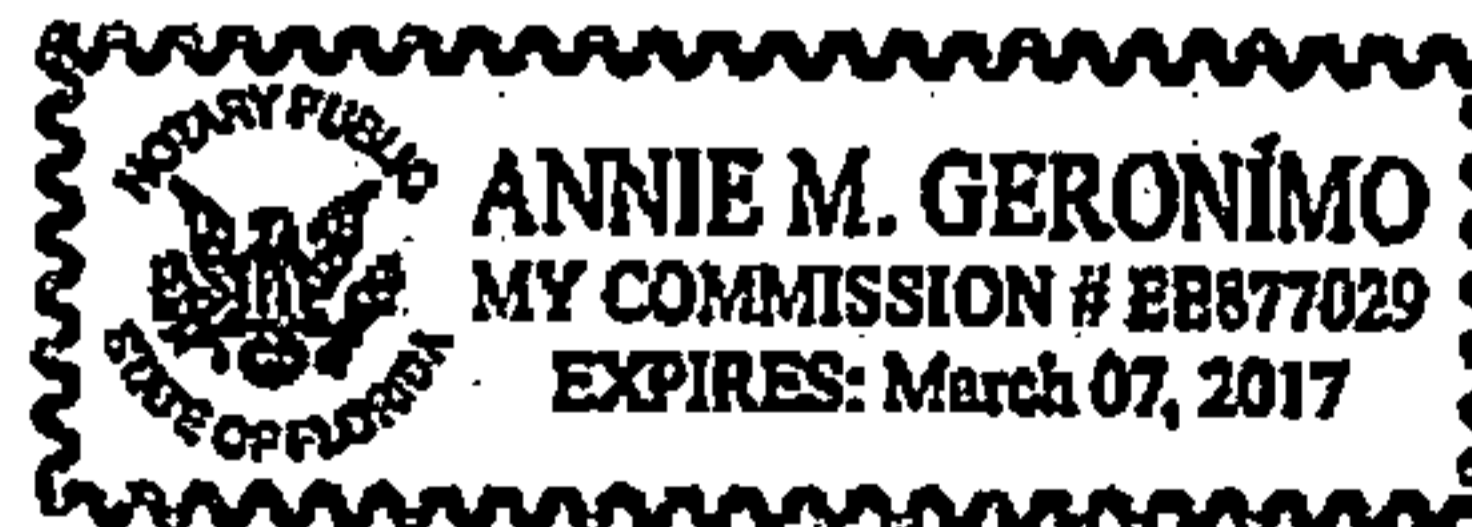
STATE OF FLORIDA §
 §
COUNTY OF Bowling §

I, the undersigned authority in and for said County, in said State, hereby certify that Marilyn Bialy, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of Feb, 2016.

Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 45.3468



Florida
STATE OF ALABAMA
Droward
SHELBY COUNTY

§
§
§



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PERSONAL REPRESENTATIVE'S DEED

KNOW ALL MEN BY THESE PRESENTS, that in accordance with Order Approving Private Sale of Real Property issued January 21, 2016 in the Probate Court of Shelby County, Alabama, in the matter of the Estate of Silas Antionette Hoover, deceased, Case No. PR-2015-000078, the court issued an order authorizing Marilyn Bialy and Norman Bialy, Co-Personal Representatives of the Estate of Silas Antionette Hoover, to sell the decedent's real property, as described below, in accordance with the Land Sales Contract, attached to and made a part of the issued order, to Kayla M. Weldon and Joshua Weldon, in the amount of \$10,000.00.

NOW THEREFORE, in consideration of the foregoing and the sum of Ten Thousand Dollars (\$10,000.00) in hand paid by Kayla M. Weldon and husband, Joshua E. Weldon, whose mailing address is 6431 Highway 85, Vincent, Alabama 35178, we, Marilyn Bialy and Norman Bialy, as Co-Personal Representatives of the Estate of Silas Antionette Hoover, deceased, do hereby GRANT, BARGAIN, SELL AND CONVEY unto Kayla M. Weldon and husband, Joshua E. Weldon, all of the right, title, and interest of Silas Antionette Hoover, deceased, in and to the following described real estate situated in Shelby County, Alabama, to-wit:

That certain lot, or parcel of land situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A. P. Hitchcock lot and run North 232 feet; thence West 430.5 feet; thence South 105 feet; thence East 210 feet; thence South 127 feet; thence East 220.5 feet to the point of beginning and being a part of the SW ¼ of the SW ¼ and part of the NW ¼ of the SW ¼, Section 14, Township 19, Range 2 East, in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L. A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

LESS AND EXCEPT: That certain lot, or parcel of land, situated in the town of Vincent, Alabama, described as follows: Beginning at the Northeast corner of the A. P. Hitchcock lot and running thence North 116 feet to a point, running thence West 220.5 feet to a point; running thence South 116 feet to a point; running thence East 220.5 to the point of beginning, and being a part of the Southwest Quarter of the Northwest Quarter, and a part of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 14, Township 19 South, Range 2 East, in Shelby County, Alabama and being the same lot conveyed by W. B. Sanders and wife, Minnie Law Sanders to Leona Sanders Wilder and husband, L.A. Wilder, by deed dated October 22, 1943, and recorded in Deed Book 116, on Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, encumbrances, restrictions, rights of way, covenants,

encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property Address: 6431 Highway 85, Vincent, Alabama 35178
Date of Sale: March 2, 2016
Purchase Price: \$10,000.00

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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: Sales Contract and court order

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, we have hereunto set our hands and seals as Personal Representative of the Estate of Silas Antionette Hoover on this the 26 day of February, 2016.

Marilyn Bialy
Marilyn Bialy, Personal Representative of the Estate of Silas Antionette Hoover, deceased
Norman Bialy
Norman Bialy, Personal Representative of the Estate of Silas Antionette Hoover, deceased

STATE OF FLORIDA §
§
COUNTY OF Broward §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marilyn Bialy and Norman Bialy, whose names are signed to the foregoing deed as Co-Personal Representatives of the Estate of Silas Antionette Hoover, deceased, and who is known to me, acknowledged before me on this day, that being informed of the contents of the deed, that they executed the same voluntarily, pursuant to the Order issued by the Probate Court of Shelby County, Alabama, on the day the same bears date.

Given under my hand and official seal of office on this the 26 day of Feb 2016.

Annie M. Geronimo
Notary Public

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
201 North Norton Avenue
Sylacauga, Alabama 35150

ANNIE M. GERONIMO
MY COMMISSION # EB877029
EXPIRES: March 07, 2017
File: 45.3468