

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

E. L. McCarty III
2321 Hebb Rd
Wilsonville AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND ZERO CENTS (\$107,500.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Frances Weaver, a single woman, Scott Weaver, a married man, Ashley Gray, a married woman, Cassandra Weaver, a single woman, Tod Weaver, a single man, Tina Owens, a married woman, Sandy Weaver, a single woman, Terry Weaver, a single man, Angie Weaver-Albauch, a married woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, E. L. McCarty, III (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

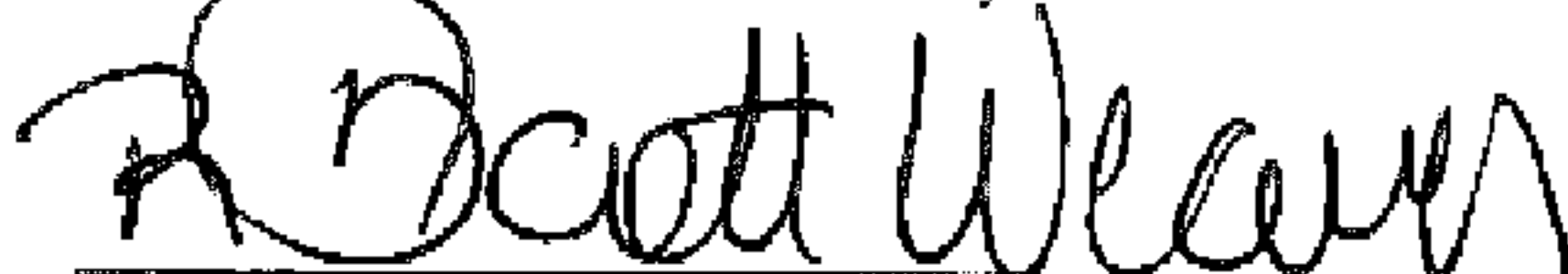
France Weaver, Scott Weaver and Ashely Gray are all the surviving heirs of Robert Weaver, having died on May 21, 2022. Cassandra Weaver, Tod Weaver and Tina Owens are all the surviving heirs of Edward L. Weaver, having died on July 21, 2020. Sandy Weaver, Terry Weaver and Angie Weaver-Albauch are all the surviving heirs of Chester R. Weaver, having died on _____.

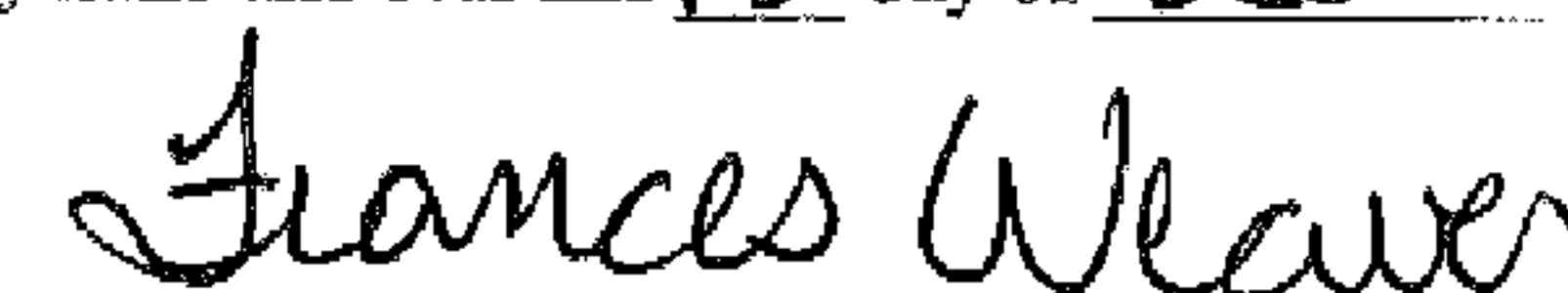
Chester R. Weaver, Edward L. Weaver and Robert Weaver were the grantees in Inst. No. 1993-4866.

No part of the homestead of the Grantors herein or spouse.
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of December, 2023.


Scott Weaver

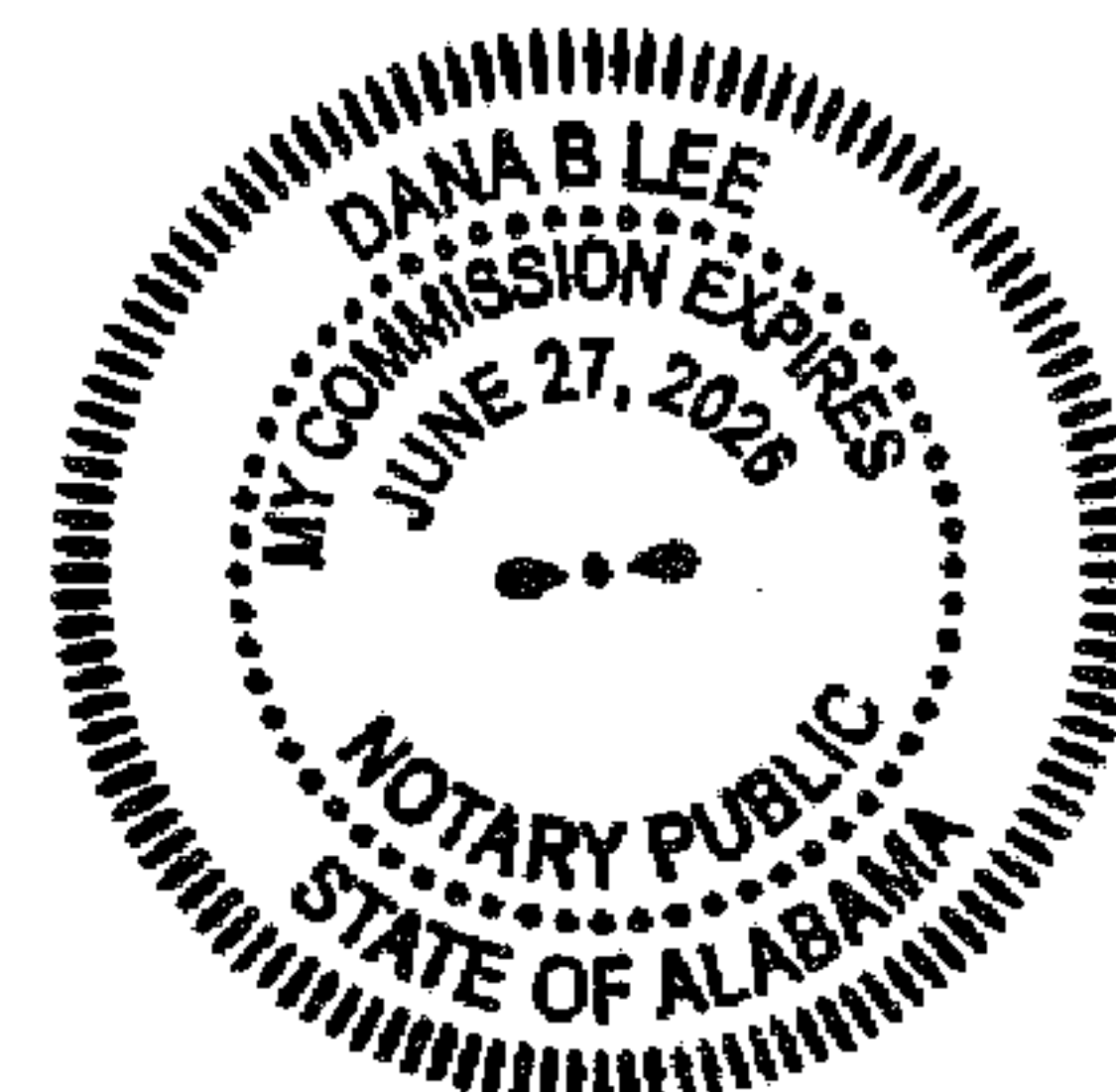

Frances Weaver
By: Scott Weaver, Attorney In Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Scott Weaver and Frances Weaver by Scott Weaver as Attorney In Fact*, 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of December, 2023.


Notary Public
My Commission Expires: 6/27/2026



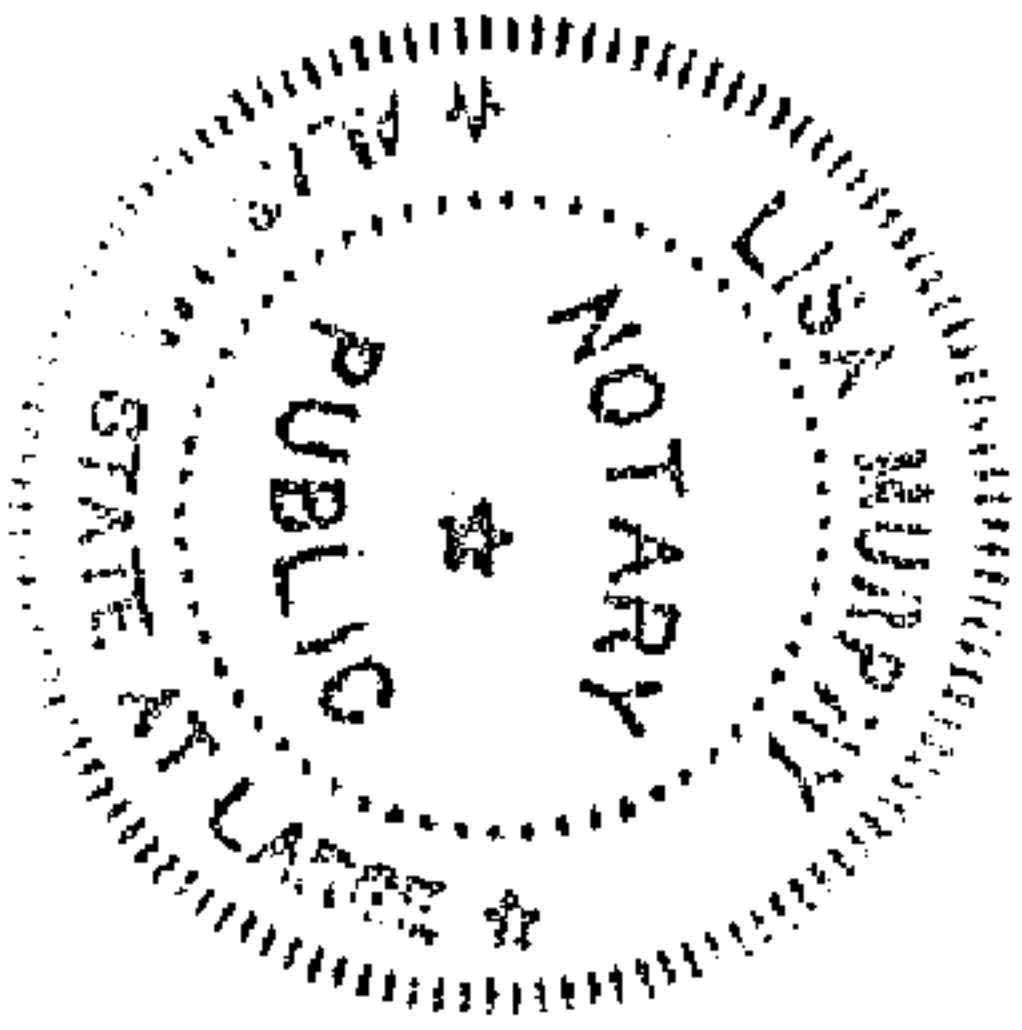
Cassandra Weaver
Cassandra Weaver


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Cassandra 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 21 day of December, 2023.

Lisa Murphy
Notary Public
My Commission Expires: February 14, 2027





Ashley Gray

STATE OF ALABAMA)
COUNTY OF SHELBY)

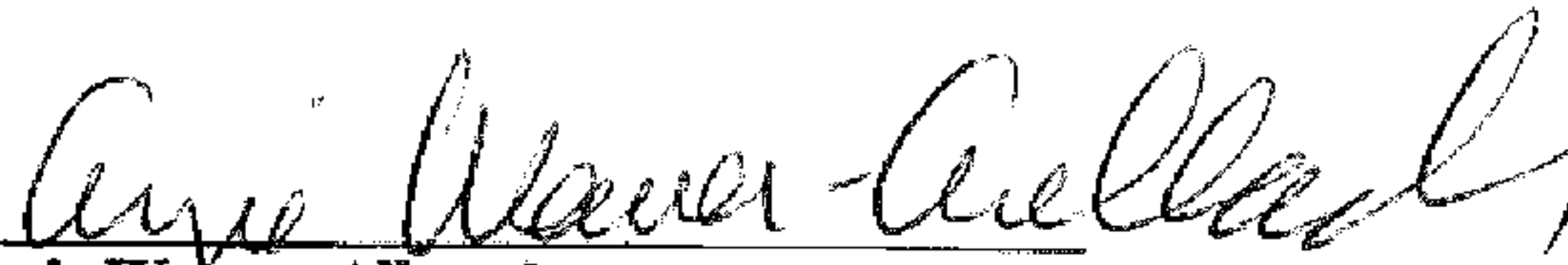
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Ashley Gray*, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of December 2023.



Notary Public
My Commission Expires: 10-18-25


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

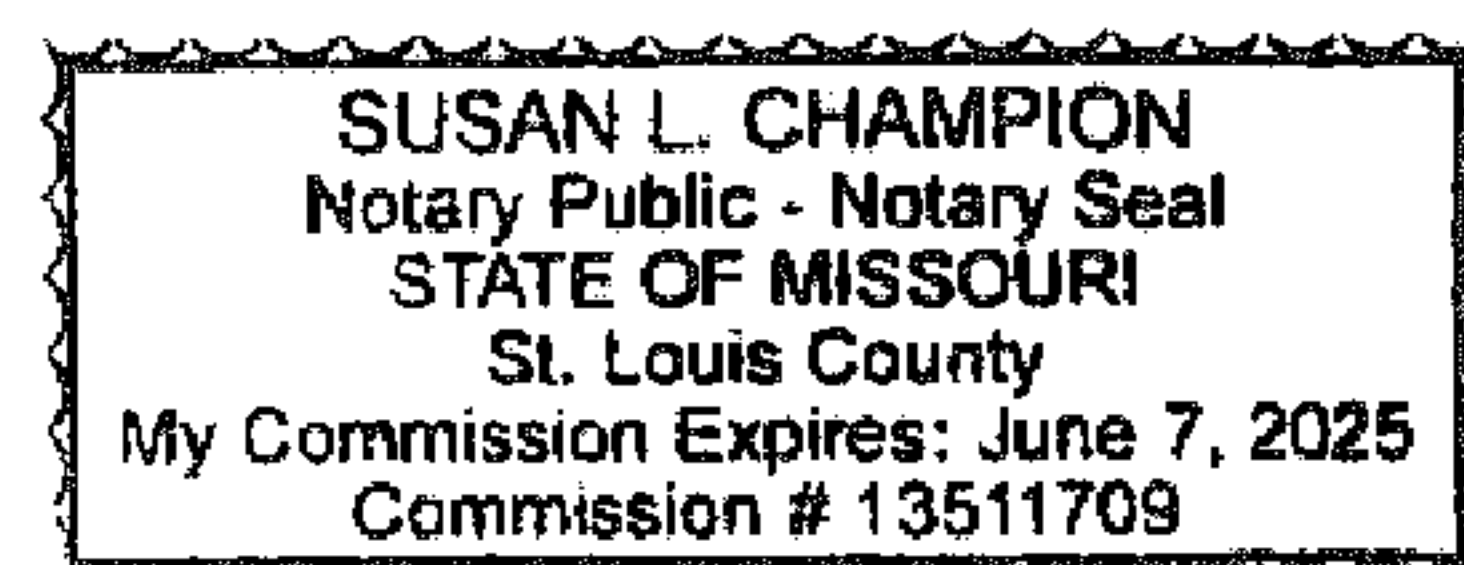

Angie Weaver-Albauch

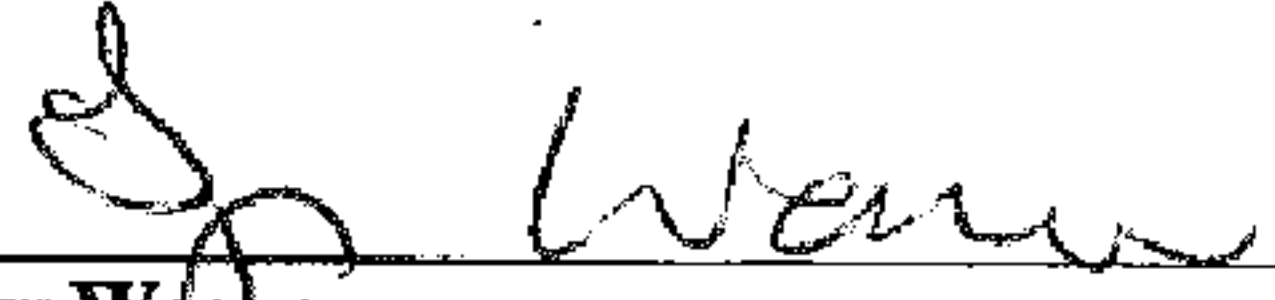
STATE OF Missouri
COUNTY OF ST. LOUIS

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Angie Weaver-Albauch*, 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 20th day of December, 2023.


Notary Public
My Commission Expires: 6/7/25




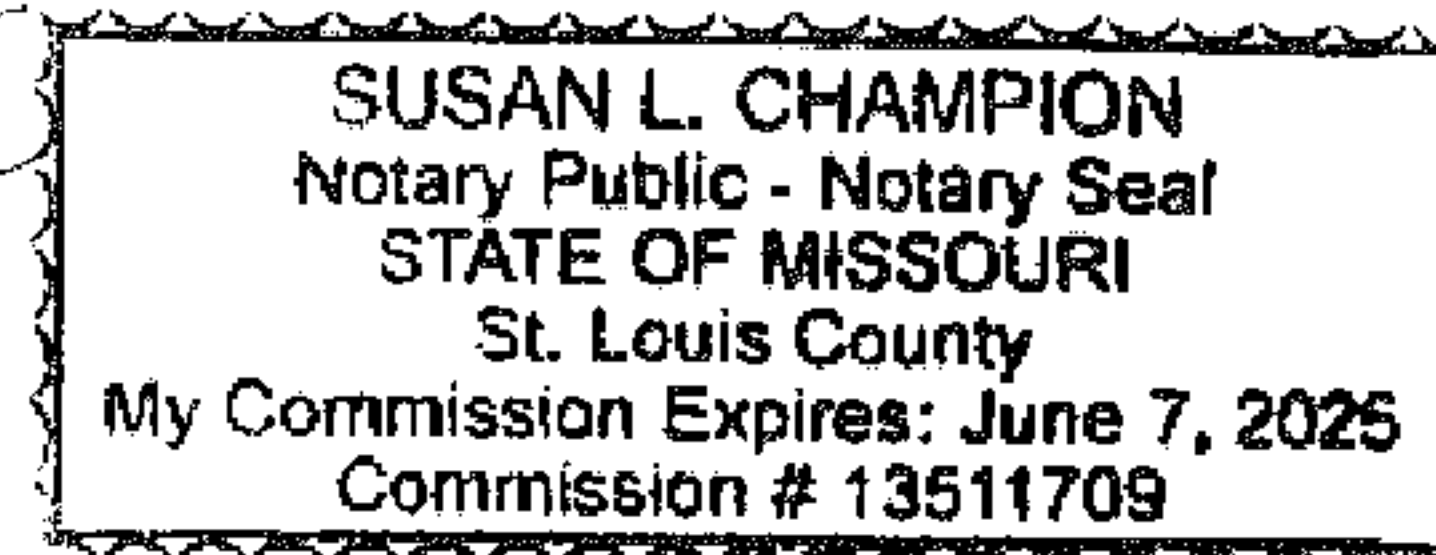

Terry Weaver

STATE OF Missouri
COUNTY OF ST. LOUIS


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Terry 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 20th day of December, 2023.


Notary Public
My Commission Expires: 6/7/25




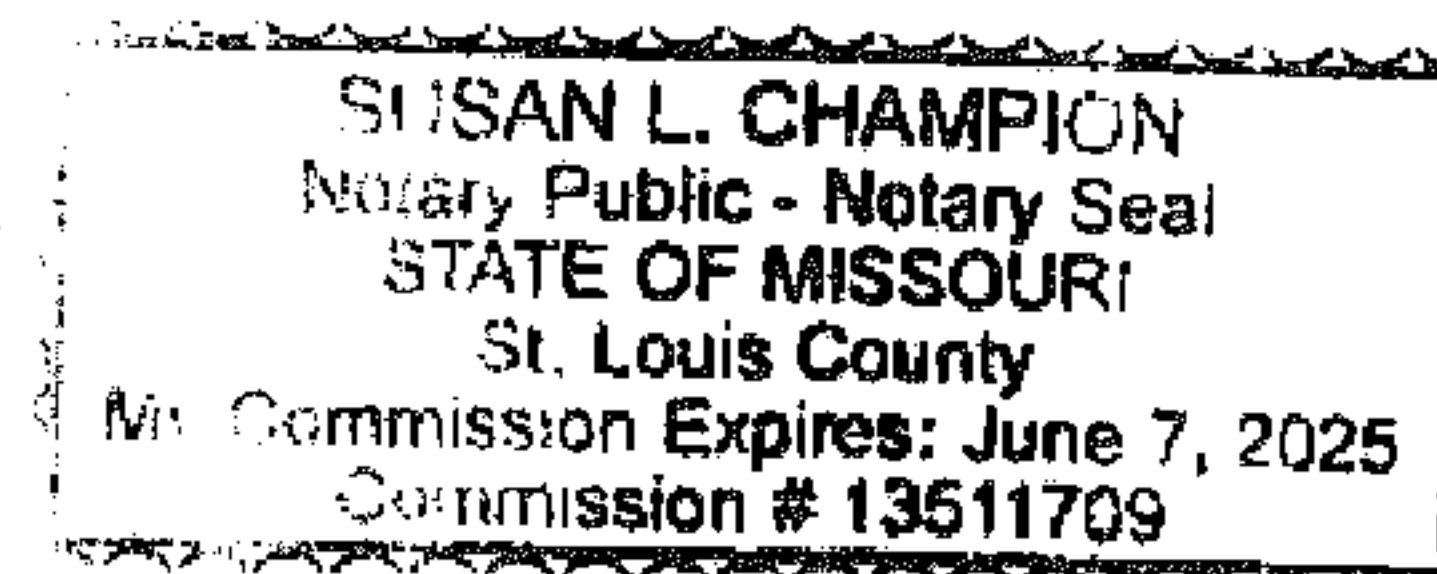
MISSOURI
STATE OF ~~ALABAMA~~
COUNTY OF ~~SHELBY~~
ST. LOUIS


Sandy Weaver

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sandy 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 20th day of December, 2023.


Notary Public
My Commission Expires: 6/7/25



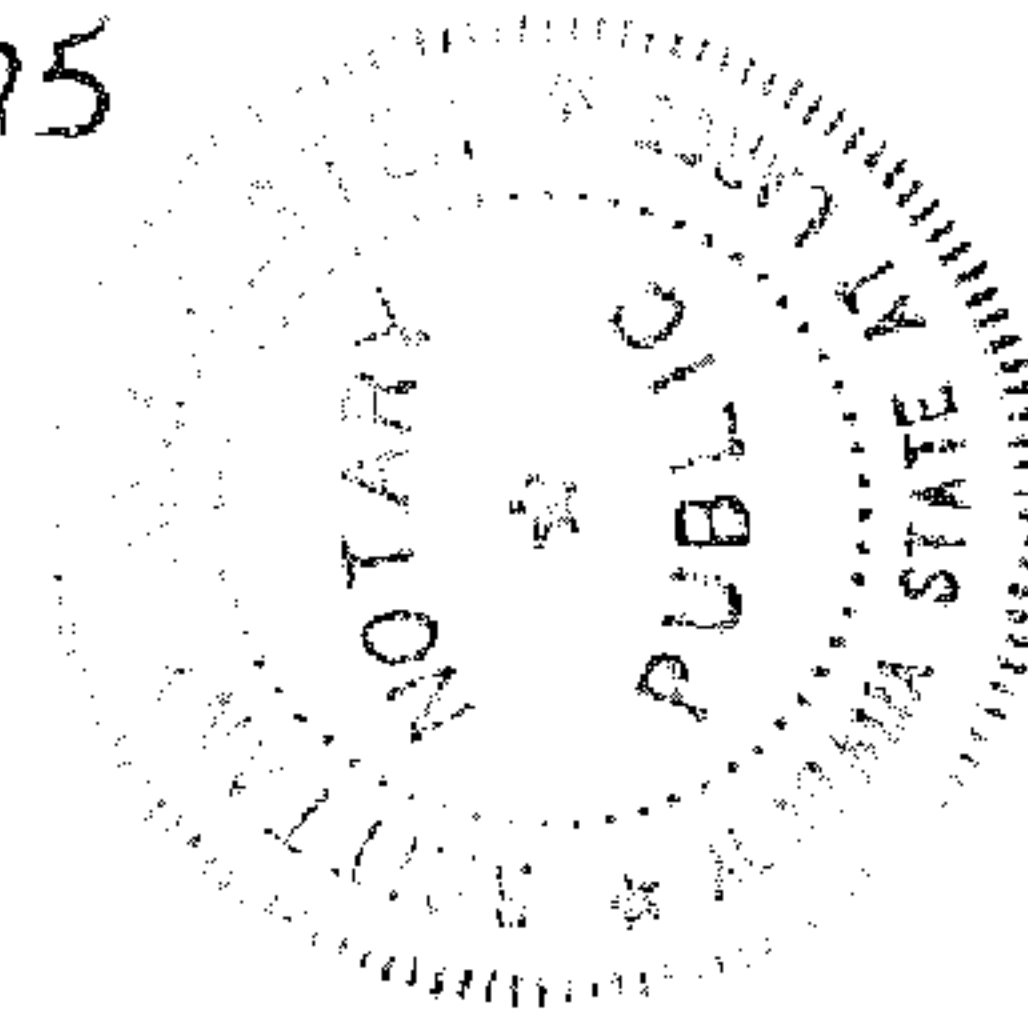
Tina Owens
Tina Owens

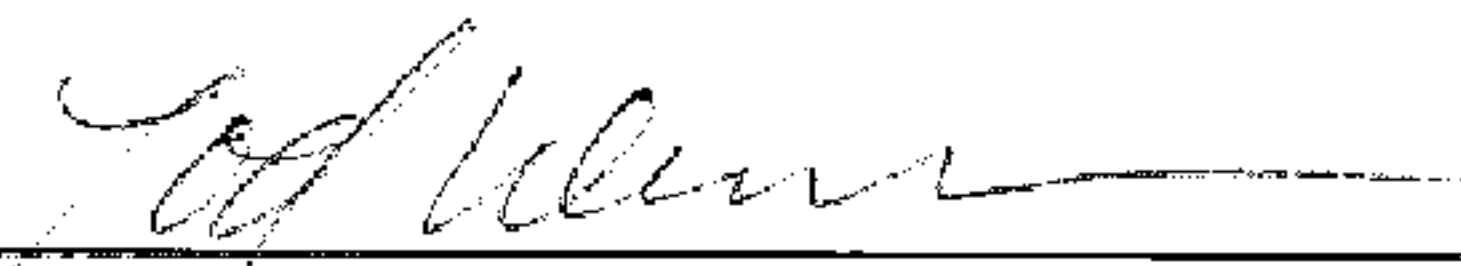
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Tina Owens*, 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 18 day of December, 2023.

Brittany Ambler
Notary Public
My Commission Expires: March 11, 2025






Tod Weaver

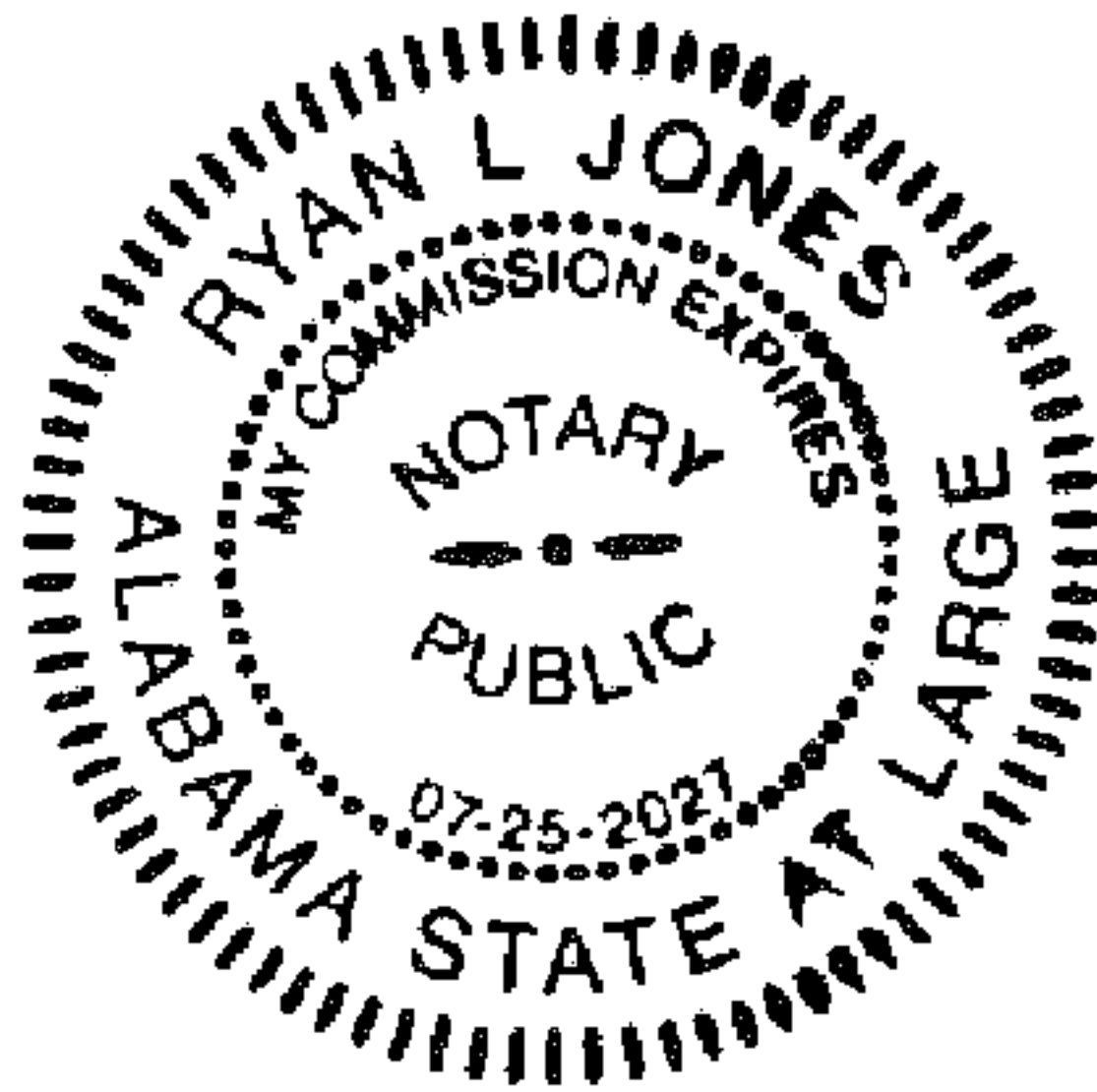
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Tod 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of December, 2023.



Notary Public
My Commission Expires: 07-25-2027



WELLS FARGO BANK, N.A.
UAB Branch
316 18th Street South
Birmingham, AL 35233

Exhibit "A" - Legal description

Beginning at the Northeast corner of the NE 1/4 of NW 1/4 of Section 18, Township 21, Range 2 East and run thence South 86 deg. West a distance of 1980 feet to a point; run thence South 3 degrees 30 minutes East a distance of 133 feet; run thence South 75 deg. East 110 feet; run thence North 67 degrees 30 minutes East a distance of 318 feet; run thence North 90 degrees East a distance of 401.6 feet; thence South 74 degrees East 335 feet; run thence South 63 degrees 30 minutes East 362.3 feet; thence South 57 degrees East 144 feet; run thence South 48 degrees East a distance of 220 feet; run thence South 50 degrees East a distance of 296.8 feet; run thence South 75 degrees 45 minutes East a distance of 98.91 feet to the East line of said NE 1/4 of NW 1/4 of said Section 18; run thence North 2 degrees West along the East line of said last named forty acres a distance of 799.3 feet to point of beginning. Being part of the NE 1/4 of NW 1/4 and a part of the NW 1/4 of NW 1/4 of Section 18, Township 21, Range 1 East.

LESS and EXCEPT:

Commence at the Northwest corner of Section 18, Township 21 South, Range 2 East; thence proceed in an Easterly direction along the North boundary of said section for a distance of 2391.34 feet to the point of beginning of the parcel of land herein described; thence continue in an Easterly direction along said North boundary of said Section for a distance of 251.27 feet to a point; thence turn an angle of 89 degrees 37 minutes 37 seconds right and run in a Southerly direction along the West side of an old established fence line for a distance of 767.45 feet to the North boundary of a public road (Hebb Road); thence turn an angle of 88 degrees 11 minutes 18 seconds right and run along said North boundary of said Hebb Road for a distance of 62.91 feet to a point; thence turn an angle of 38 degrees 57 minutes 01 seconds right and continue along said North boundary of said Hebb Road for a distance of 361.59 feet to a point; thence turn an angle of 7 degrees 18 minutes 13 seconds right and continue along the North Boundary of Hebb Road for said distance of 57.21 feet to a point; thence turn an angle of 60 degrees 54 minutes 13 seconds right and run for a distance of 531.69 feet to the point of beginning. Said parcel of land lying in the NE 1/4 of the NW 1/4, Section 18, Township 21 South, Range 2 East. Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2024 01:53:49 PM
 \$166.50 BRITTANI
 20240109000007740

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Frances Weaver Scott Weaver Ashley Gray Cassandra Weaver Tod Weaver Tina Owens Sandy Weaver Terry Weaver Angie Weaver-Albauch	Grantee's Name	<i>E. L. McCarthy III</i>
Mailing Address	<u>111 Equestrian Dr.</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>2321 Hubb Rd</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>134 Weeping Cir.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>November 30, 2023</u>
		Total Purchase Price	<u>\$107,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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).

R Scott Weaver
Scott Weaver

Form RT-1