

This Instrument was Prepared by:

Send Tax Notice To: Denise Weldon

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

*105 South Mall  
Tusssville, AL 35173*

File No.: MV-24-29669

**WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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 whereof is acknowledged, I or we, **The Estate of Betty Ann Weldon, Probate Case No. 22BHM001715, in the Probate Office of Jefferson County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Denise Weldon**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of February, 2024.

THE ESTATE OF BETTY ANN WELDON,  
PROBATE CASE NO. 22BHM001715, IN THE  
PROBATE OFFICE OF JEFFERSON COUNTY,  
ALABAMA

*Stephen Lee Weldon*  
Stephen Lee Weldon  
Personal Representative

State of Alabama

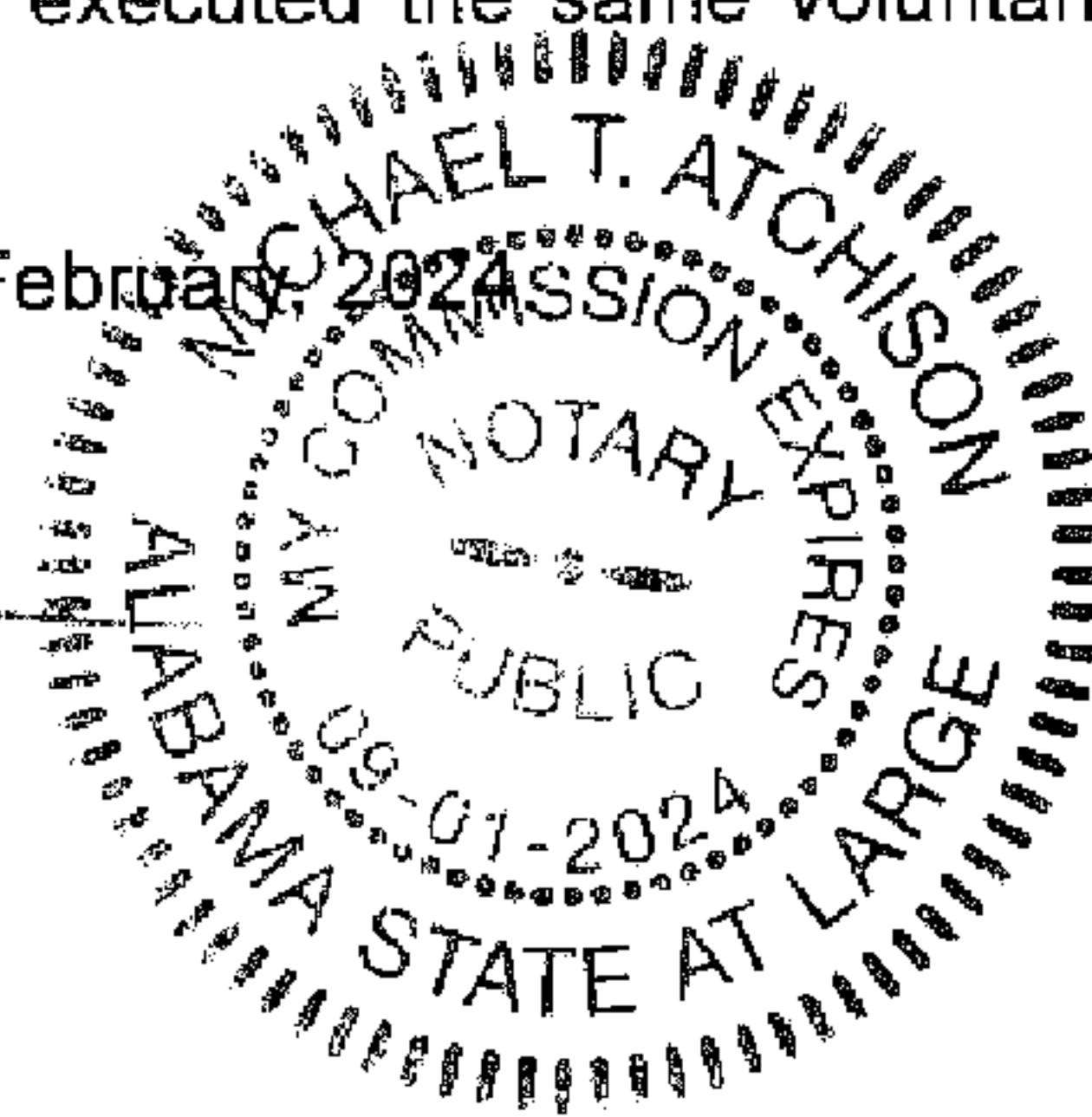
County of Shelby

I, *Michael T. Atchison*, a Notary Public in and for the said County in said State, hereby certify that **Stephen Lee Weldon** as Personal Representative of **The Estate of Betty Ann Weldon, Probate Case No. 22BHM001715, in the Probate Office of Jefferson County, Alabama**, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of February, 2024

*Michael T. Atchison*  
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

From the Northeast corner of the SW 1/4 of Section 1, Township 24 North, Range 15 East, run Southerly along the East boundary line of said SW 1/4 of Section 1, Township 24 North, Range 15 East for 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run Southwesterly 465.9 feet; thence turn an angle of 127 degrees 48 1/2 minutes to the right and run Northwesterly 105.28 feet to the point of beginning of the land herein described and conveyed; thence continue Northwesterly along last said course for 52.64 feet; thence turn an angle of 120 degrees 06 minutes to the left and run Southwesterly 315.1 feet; thence turn an angle of 53 degrees 59 1/2 minutes to the left and run Southeasterly 76.94 feet; thence turn an angle of 128 degrees 53 1/2 minutes to the left and run Northeasterly 334.43 feet, more or less, to the point of beginning.

This land being a part of the SW 1/4 of Section 1, Township 24 North, Range 15 East.

Commence at the NE corner of the SW 1/4 of Section 1, Township 24 North, Range 15 East; thence proceed in a Southerly direction along the East boundary line of said SW 1/4 of Section 1, Township 24 North, Range 15 East, for a distance of 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run for a distance of 326.22 feet to a point on the South right of way line of a County Road; thence turn an angle of 95 degrees to the right and run along said right of way line for a distance of 76.56 feet to the point of beginning of the parcel of land herein described; thence continue along said right of way line for a distance of 41.46 feet to a point; thence turn an angle of 87 degrees 17 minutes 30 seconds to the left and run for a distance of 53.64 feet to a point; thence turn an angle of 59 degrees 54 minutes to the left and run for a distance of 52.64 feet to a point; thence turn an angle of 122 degrees 59 minutes to the left and run for a distance of 82.11 feet to the point of beginning. Said parcel of land is lying in the SW 1/4, Section 1, Township 24 North, Range 15 East, Shelby County, Alabama.

A parcel of land located and being in the Southwest Quarter of Section 1, Township 24 North, Range 15 East, and being more particularly as follows:

Commence at the Northeast corner of the Southwest Quarter of Section 1, Township 24 North, Range 15 East; thence run Southerly along East line of said Southwest Quarter for a distance of 645.00 feet; thence deflect right 17 degrees 14 minutes Southwesterly for a distance of 465.60 feet; thence deflect right 127 degrees 47 minutes 47 seconds Northwesterly for a distance of 105.26 feet; thence deflect left 122 degrees 59 minutes 02 seconds Southwesterly for a distance of 334.48 feet to the point of beginning; thence continue last described course for a distance of 130.79 feet; thence deflect right 72 degrees 34 minutes 06 seconds Westerly for a distance of 73.71 feet; thence deflect right 110 degrees 19 minutes 58 seconds Northeasterly for a distance of 201.2 feet; thence deflect right 125 degrees 40 minutes 06 seconds Southeasterly for a distance of 76.94 feet to the point of beginning.

