

Send Tax Notice to:

Henry Weigel
Maryann Weigel

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Million Four Hundred Thousand and 00/100 Dollars (\$1,400,000.00)**, 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 of which is acknowledged, I or we, **Brandon Cobia and Sheree Cobia, a married couple** (herein referred to as grantor, ^{whether one or more}) whose mailing address is 1000 Everett Circle Hoover, AL 35244 grant, bargain, sell and convey unto **Henry Weigel and Maryann Weigel** (herein referred to as grantee) whose mailing address is 2357 Blackridge Dr., Hoover, AL 35244 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address of **2357 Blackridge Dr., Hoover, AL 35244** to wit:

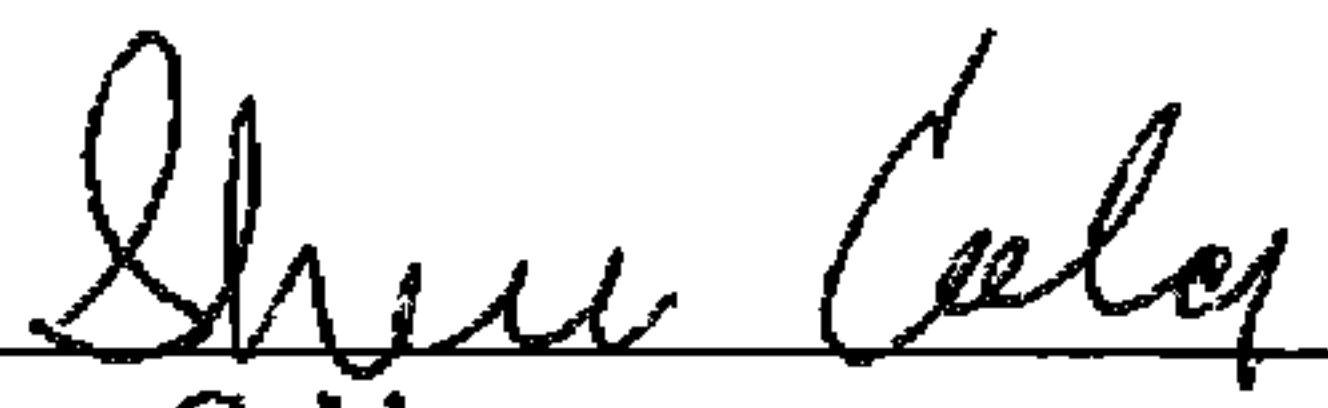
Lot 1082, according to the Survey of Blackridge Phase 1A, as recorded in Map Book 48, Page 83 A & B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7
day of March, 2024.


Brandon Cobia


Sheree Cobia

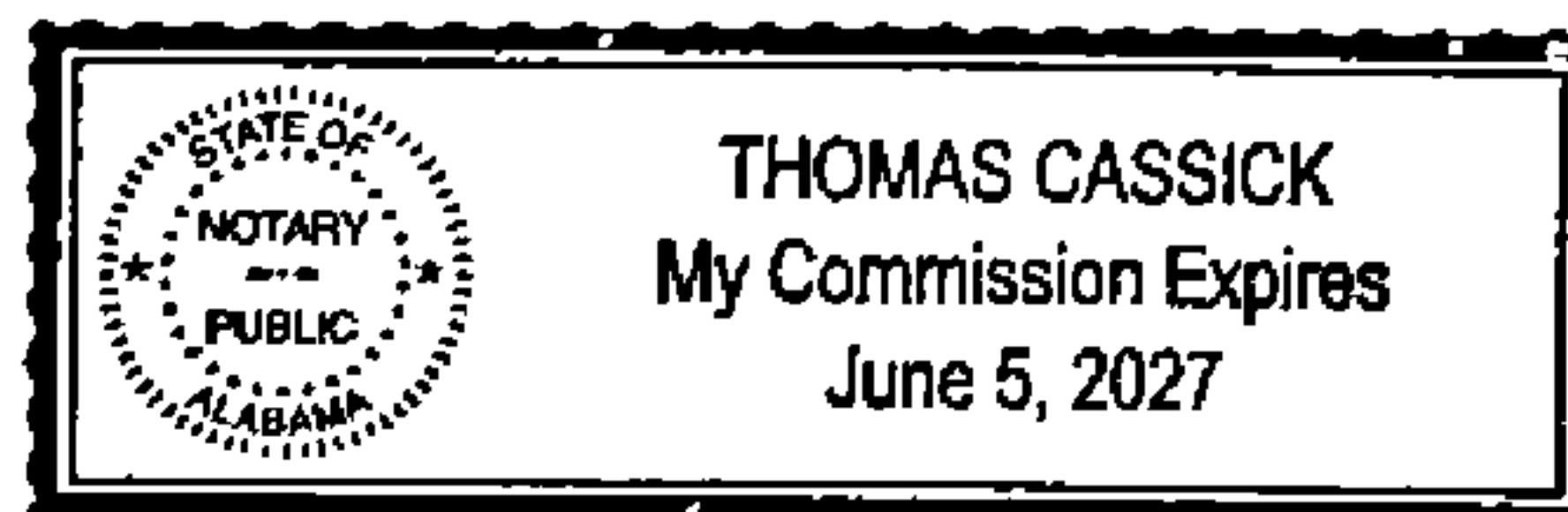
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Thomas Cassick, a Notary Public in and for
said county in said state, hereby certify that **Brandon Cobia and Sheree Cobia** 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 this conveyance, he/she/they executed the same voluntarily and with full
authority.

WITNESS my hand and official seal in the county and state aforesaid this the 7 day of
March, 2024.

My Commission Expires: 6/5/2027


Notary Public



(S E A L)

This instrument was prepared by:
Tom Cassick
The Law Offices of Thomas F. Cassick, LLC
2226 Williamsburg Drive
Pelham, AL 35124
File No. ATB4055



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2024 09:01:19 AM
\$1425.00 BRITTANI
20240311000065150

Alvin S. Beal