

DEEDS 1/3

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Alice Jane G. Weimer
George A. Weimer, III
128 Paddington Station
Alabaster, AL 35114

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED EIGHTY SEVEN THOUSAND AND NO/100 (\$287,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Brenda Hughes McKay, as Personal Representative of The Estate of Jeanette Purvis Hughes, Deceased, Shelby County, Alabama Probate Case No. PR-2024-000058** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Alice Jane G. Weimer and George A. Weimer, II, wife and husband** (hereinafter referred to as GRANTEE whether one or more) together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 185, according to the Survey of Cedar Grove at Sterling Gate Sector 2 Phase 7 as recorded in Map Book 31, Page 147, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S

heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Jeanette Purvis Hughes was one and the same person as Jeanette P. Hughes, the surviving grantee in that certain joint survivorship deed recorded in Instrument No. 20240630000361230 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Henry G. Hughes, having died on or about February 7, 2010.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 25th day of March, 2024.

The Estate of Jeanette Purvis Hughes, Deceased, Shelby County, Alabama Probate Case No. PR-2024-000058

X By: Brenda Hughes McKay
Brenda Hughes McKay, Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

} ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Brenda Hughes McKay, as Personal Representative of **The Estate of Jeanette Purvis Hughes, Deceased, Shelby County, Alabama Probate Case No. PR-2024-000058**, who is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of March, 2024.

[Signature]
Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

File#: E-6362

Grantor's Name Brenda Hughes McKay, Personal
 Representative of The Estate of Jeanette Purvis Hughes, Deceased,
Shelby County, Alabama Probate Case No. PR-2024-000058
 Mailing Address 358 Hollywood Boulevard Southeast
Fort Walton Beach, FL 32548

Grantee's Name Alice Jane G. Weimer and George A. Weimer, III
 Mailing Address 128 Paddington Station
Alabaster, AL 35114

Property Address 128 Paddington Station
Alabaster, AL 35114

Date of Sale March 25, 2024
 Total Purchase Price \$287,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

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 Appraisal
 Sales Contract Other:
 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 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 March 25, 2024

Print: Justin Smitherman

Unattested _____

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

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2024 03:09:06 PM
 \$228.00 JOANN
 20240325000081060



Alvin S. Boyd