

This instrument prepared by:
Jennifer J. Scruggs, Esq.
STANLEY & ASSOCIATES, LLC
201 20th Street South
Irondale, AL 35210

After Recording Return To:
Walter Mandy Blair
708 Shelby Farms Place
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **ROBERT S. WEAVER and MICHELLE A. WEAVER, husband and wife** (hereinafter referred to as "Grantors"), the receipt and sufficiency of which is hereby acknowledged, by **WALTER MANDY BLAIR, an unmarried person** (hereinafter referred to as "Grantee"), do hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Property Description:

LOT 26, ACCORDING TO THE AMENDED PLAT SHELBY FARMS SUBDIVISION, AS RECORDED IN MAP BOOK 46, PAGE 5, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 708 SHELBY FARMS PLACE, ALABASTER, AL 35007

PARCEL NUMBER: 23 7 26 0 014 026.000

Subject to:

- 1. Taxes for the current tax year and any subsequent years.*
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.*
- 3. Mineral and mining rights, if any.*
- 4. University of Montevallo to have unrestricted access to existing retention pond for learning and training as per record map.*
- 5. Right-of-way granted to AT&T recorded in Real 166, Page 653.*

6. Right-of-way granted to Plantation Pipe Line recorded in Volume 112, Page 311.

7. Right-of-way granted to Alabama Power Company recorded in Volume 112, Page 457 and Volume 123, Page 436.

8. Grant of land easement with restrictive covenants granted to Alabama Power Company recorded in Inst. No. 20071108000516290.

9. Declaration of Protective Covenants for Shelby Farms as recorded in Inst. No. 20080130000038130.

10. Easement to City of Alabaster recorded in Inst. No. 20080130000038120; Inst. No. 20080130000038130; Inst. No. 2008013000038110 and Inst. No. 2008013000038100.

11. Assignment of Developer's rights recorded in Inst. No. 2015-20163.

Grantor's title recorded on 5/14/2019 in the Shelby County Recording Office at Instrument Number 20190514000162800.

THE PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

\$268,890.00 of the purchase price received was paid from a purchase money mortgage loan closed simultaneously herewith.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining,

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever; AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said, real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors do hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

SUBJECT TO any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded and such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 3rd day of May, 2024.

GRANTORS:

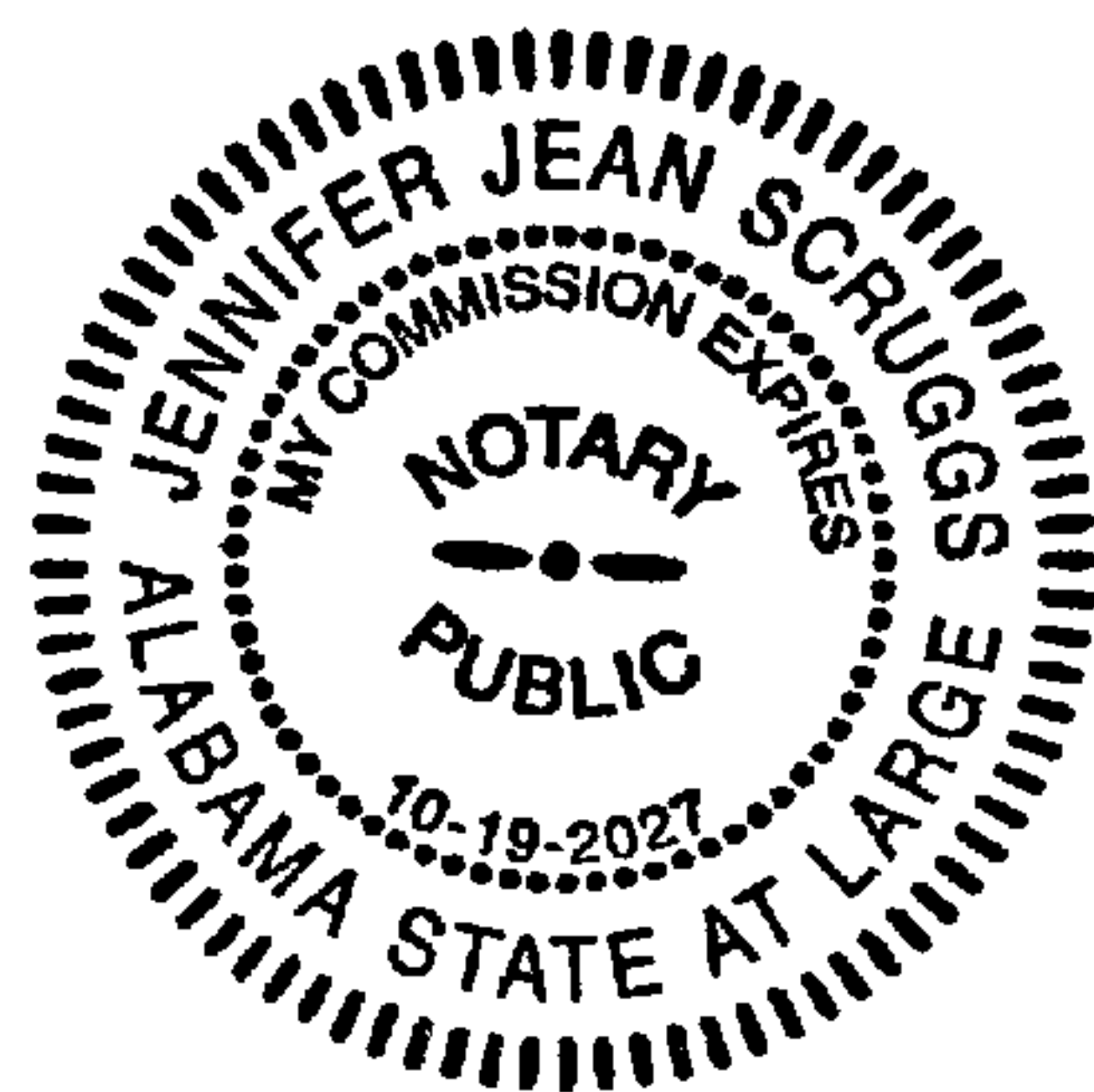
Robert S. Weaver
ROBERT S. WEAVER

Michelle A. Weaver
MICHELLE A. WEAVER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public in and for said County and State, hereby certify that ROBERT S WEAVER and MICHELLE A WEAVER whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, 2024.



Jennifer Jean Scruggs
Notary Public
My Commission Expires: 10/19/27

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Robert S. Weaver and Michelle A. Weaver
 Mailing Address 111 Equestrian Drive
Alabaster, AL 35007

Grantee's Name Walter Mandy Blair
 Mailing Address 708 Shelby Farms Place
Alabaster, AL 35007

Property Address 708 Shelby Farms Place
Alabaster, AL 35007

Date of Sale May 3, 2024
 Total Purchase Price \$253,600.00
 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 5/3/24

Print Jennifer J. Scruggs

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
 05/06/2024 08:39:13 AM
 \$32.00 JOANN
 20240506000130630



Allen S. Beal

Form RT-1