

Send Tax Notice to:

Randal Jermaine George  
140 Portsouth Ln  
Alabaster, AL 35007

[Space Above This Line for Recording Data]

## WARRANTY DEED

Source of Title: Instrument #20190709000244420

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Three Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$307,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Richard R. Weigant and Jennifer K. Weigant, a married couple as to their homestead**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 764 Dividing Ridge Dr Hoover AL 35244 does hereby grant, bargain, sell and convey unto **Randal Jermaine George** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 140 Portsouth Lane Alabaster AL 35007, the following described real estate, situated in Shelby County, Alabama, having an address 140 Portsouth Lane, Alabaster, AL 35007 to wit:

**Lot 109, according to the Survey of Third Sector Portsouth, as recorded in Map Book 7, Page 100, in the Probate Office of Shelby County, Alabama.**

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

\$301,929.00 of the consideration recited above was paid from a first priority Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 Grantee, 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 20 day of June, 2024.

Richard R. Weigant  
Richard R. Weigant

Jennifer K. Weigant  
Jennifer K. Weigant

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Richard R. Weigant and Jennifer K. Weigant**, 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 20 day of June, 2024.

Heather Reeves  
Notary Public

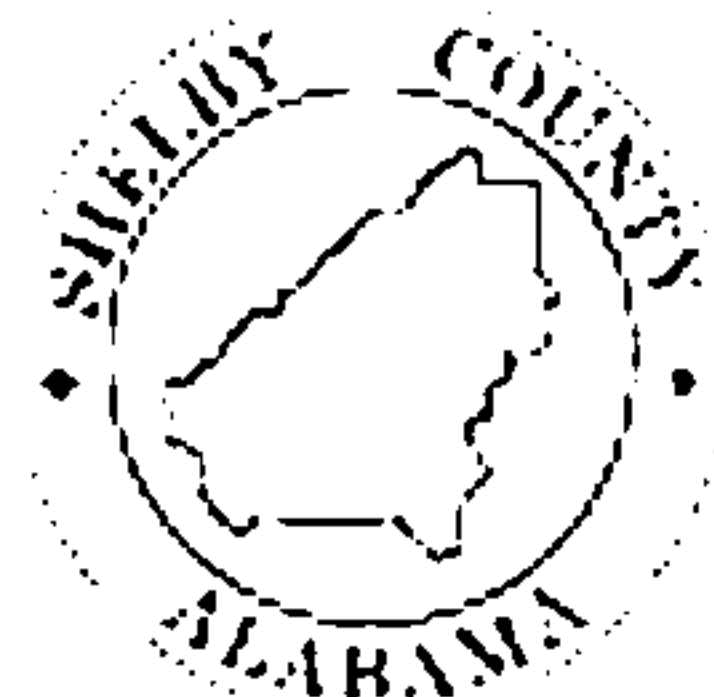
[SEAL]



My Commission Expires: 8.6.24

This instrument was prepared by:  
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File No.: ATB4164



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/24/2024 01:02:47 PM  
\$31.00 JOANN  
20240624000188250

Allie S. Boyd