

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Grover Larkin Weekley, Jr. and Harriett
Ann Weekley
8224 Annika Drive
Hoover, AL35244

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$575,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Patrick J. Fagin and Anna D. Fagin, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Grover Larkin Weekley Jr. and Harriett Ann Weekley

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

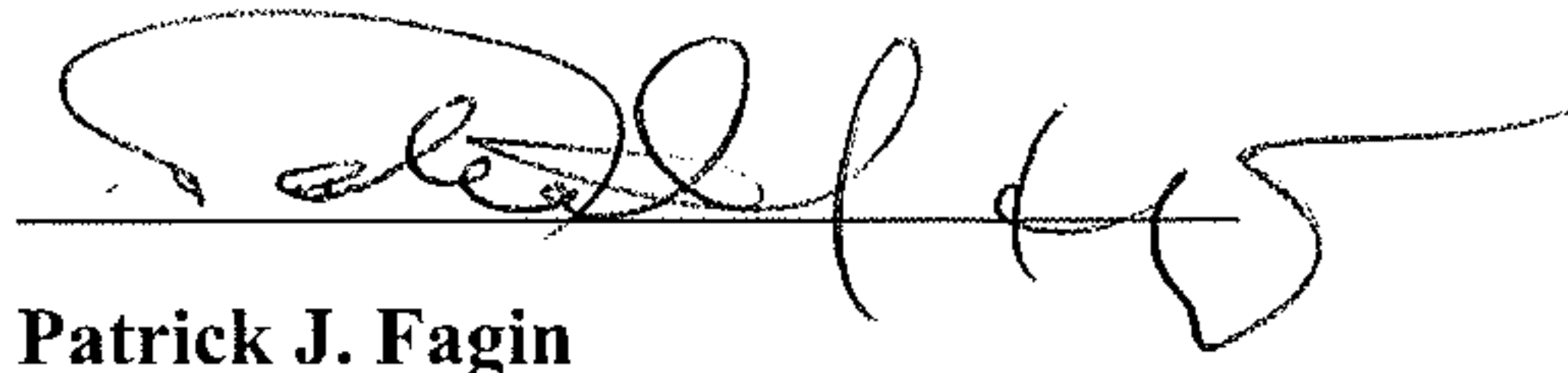
Lot 4236A, according to the Resurvey of Abingdon by the River, Phase 3, as recorded in Map Book 54, Page 71 in the Probate Office of Shelby County, Alabama

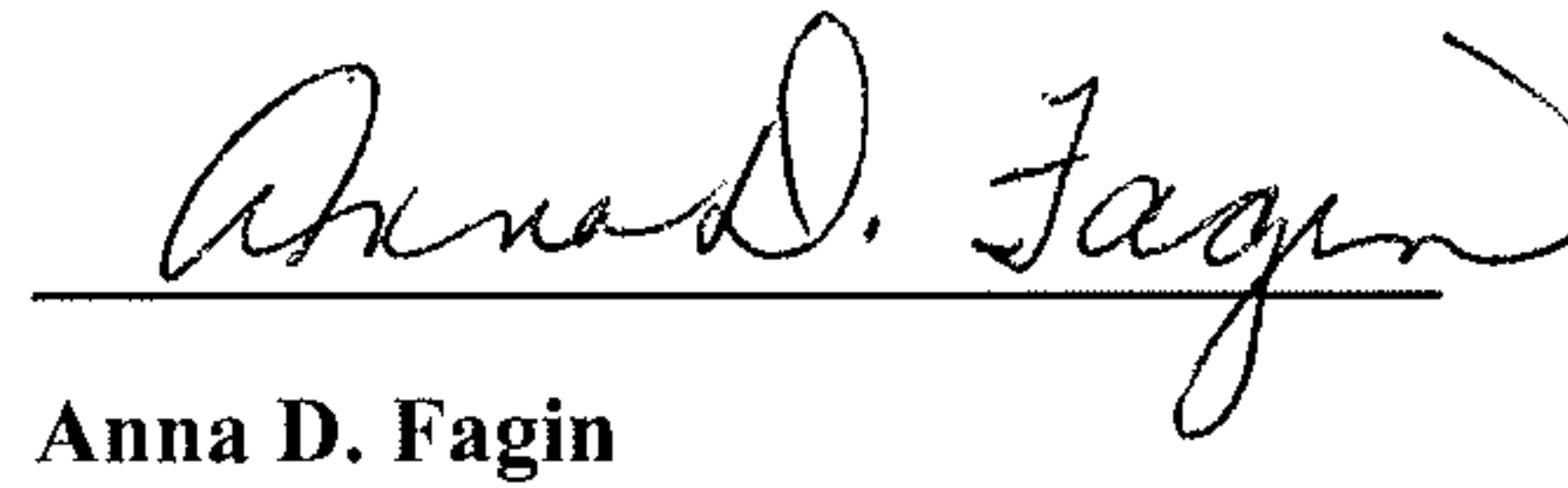
SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 have hereunto set my hand and seal this 15th day of July, 2024.


Patrick J. Fagin

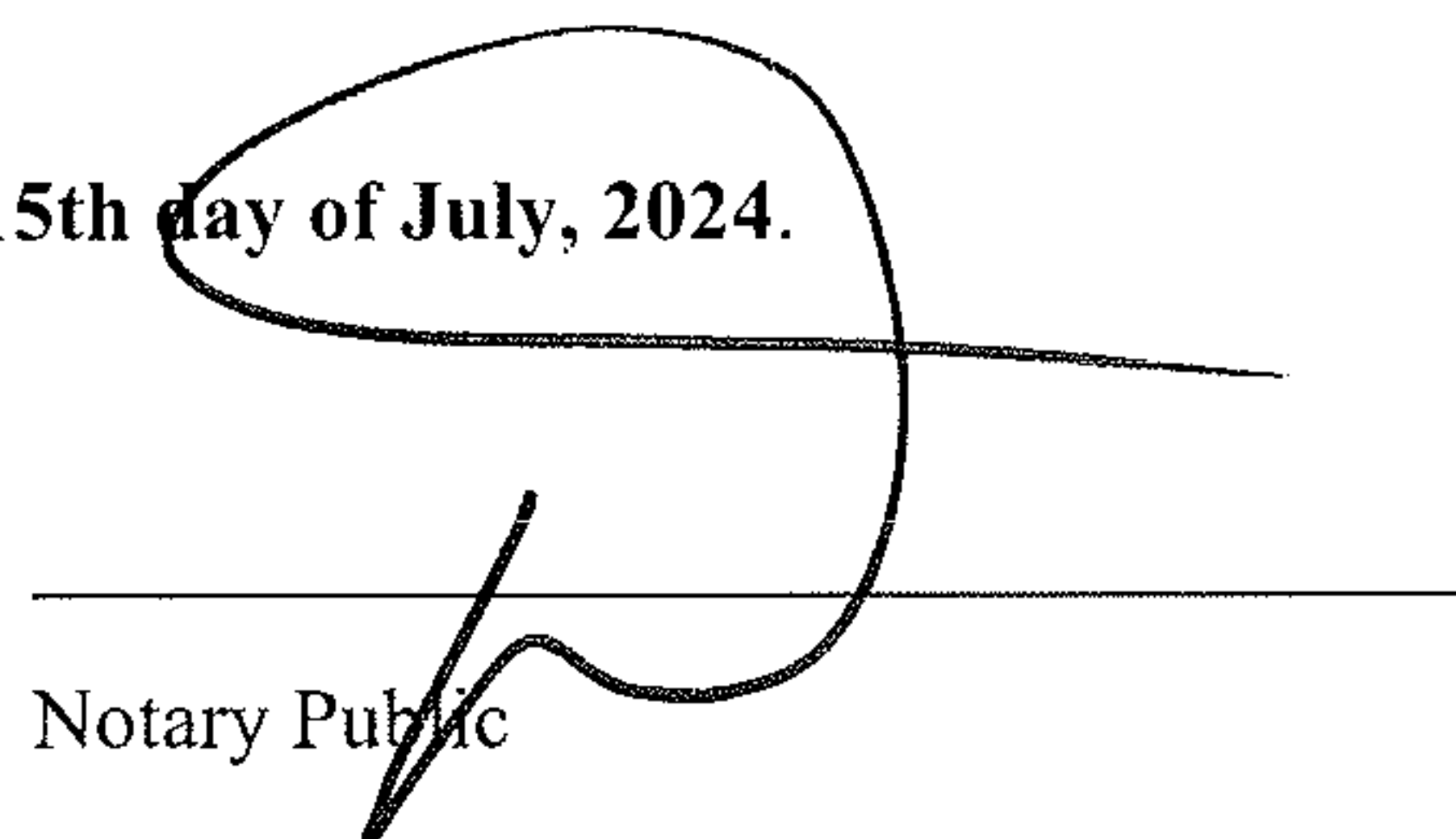

Anna D. Fagin

STATE OF ALABAMA

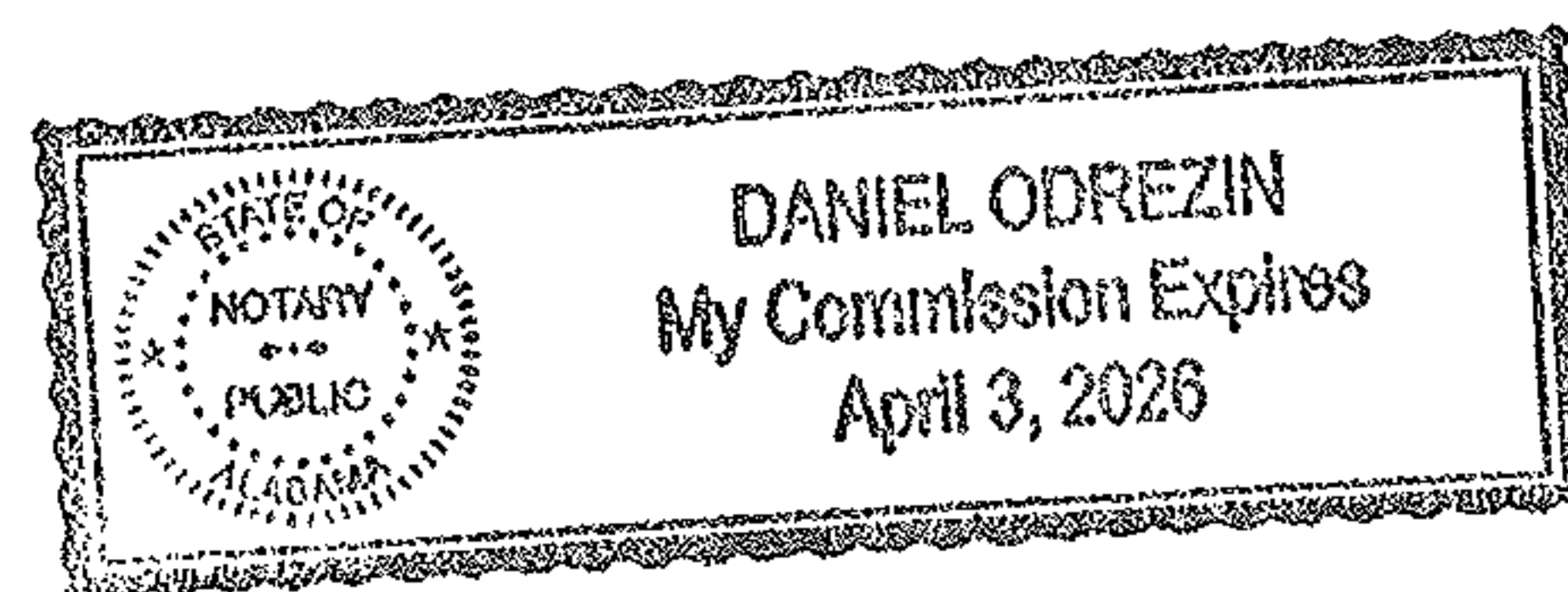
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patrick J. Fagin and Anna D. Fagin**, 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 **15th day of July, 2024.**


Notary Public

My Commission Expires:



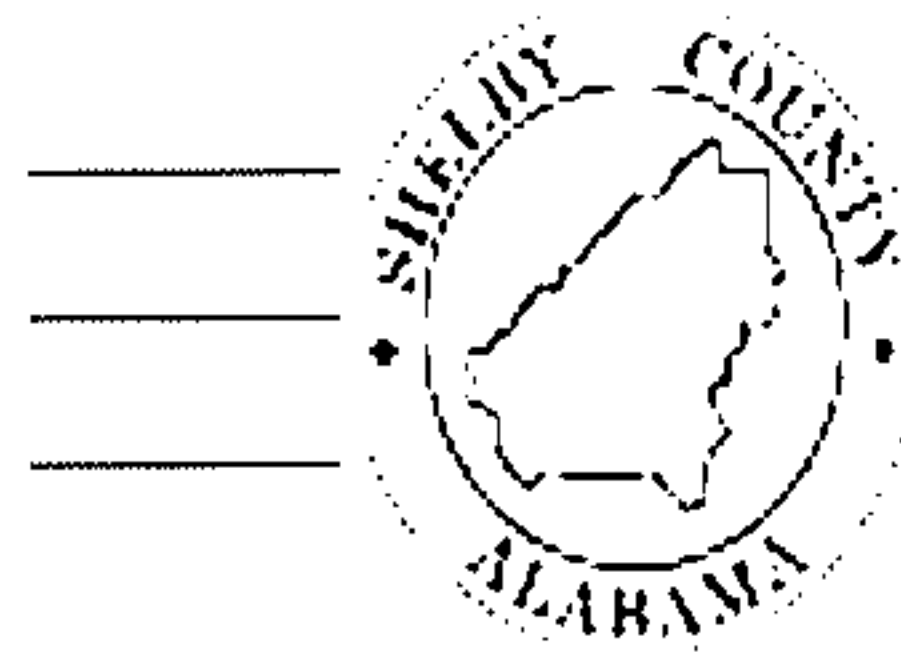
Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Patrick J. Fagin and Anna D. Fagin
 Mailing Address 301 Kiuross Cir
Peikham AL 35124
 Property Address 8224 Annika Drive
Hoover, AL 35244

Grantee's Name Grover Larkin Weekley, Jr. and Harriett Ann Weekley
 Mailing Address 8224 Annika Drive
Hoover AL 35244
 Date of Sale July 15, 2024
 Total Purchase Price \$575,000.00
 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
☐ Sales Contract
☐ Closing Statement



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/16/2024 09:09:52 AM
 \$603.00 JOANN
 20240716000215720

If the conveyance document presented for recordation contains all of the required information referenced in the filing of this form is not required.

Allen S. Bayl

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 7/15/24 Print Daniel Odrean

☐ Unattested ☐ (verified by) Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) circle one