

Send tax notice to:
Casey T Weaver
29 Abbott Square
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2024387

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Ninety-Nine Thousand and 00/100 Dollars (\$499,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Lay Lake Rentals, LLC, an Alabama Limited Liability Company** whose mailing address is: **1030 Highland Village Trail, Birmingham, AL 35242** (hereinafter referred to as "Grantor") by **Casey T Weaver and Cynthia L Weaver and Sarah K Weaver** whose property address is: **29 Abbott Square, Birmingham, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11-05, Block 11, according to the Survey of Mt Laurel, Phase II, as recorded in Map Book 30, page 10, in the Office of Judge of Probate of Shelby County, Alabama

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Subject to covenants, conditions and restrictions as set forth in the document recorded in Inst. No, 2000-35579; amended by 1st Amendment thereto and recorded in Inst. No. 2000-38859 and re-recorded as Inst. No. 2000-36270, 2nd Amendment as recorded in Inst. No. 2000-38860 and 3rd Amendment as recorded in Inst. No. 2001-03681, and any amendments thereto, in the Probate Office of Shelby County, AL.
3. Restrictions, limitations, conditions and other provisions as set out in Map Book 28 page 69 in the Probate Office.
4. Covenant and Agreement for water service April 24th 1989 and recorded in Real Book 235 page 611 in Probate Office.
5. Sewer Service Agreement dated June 22nd 1999 by and between Double Oak Water Reclamation, LLC and EBSCO Development Company, Inc. as set out in Inst. No. 1999-35429 in Probate Office.
6. Declaration of Charter Easements, Covenants and Restrictions of Mt Laurel, A Traditional Neighborhood Development as recorded in Inst. No, 2000-35580 in Probate Office.
7. Easements as shown on Map Book 30 page 10 in the Probate Office.
8. Easements as recorded in Inst #20031006000672840 & Inst #20031006000672850, in the Probate Office of Shelby County, AL.
9. Release of damages, restrictions, modifications, covenants, conditions, rights privileges, immunities, as applicable, as set out in, and referenced in deed(s) recorded in Inst.# 20030718000459370 in the Probate Office.

\$399,200.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) 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.

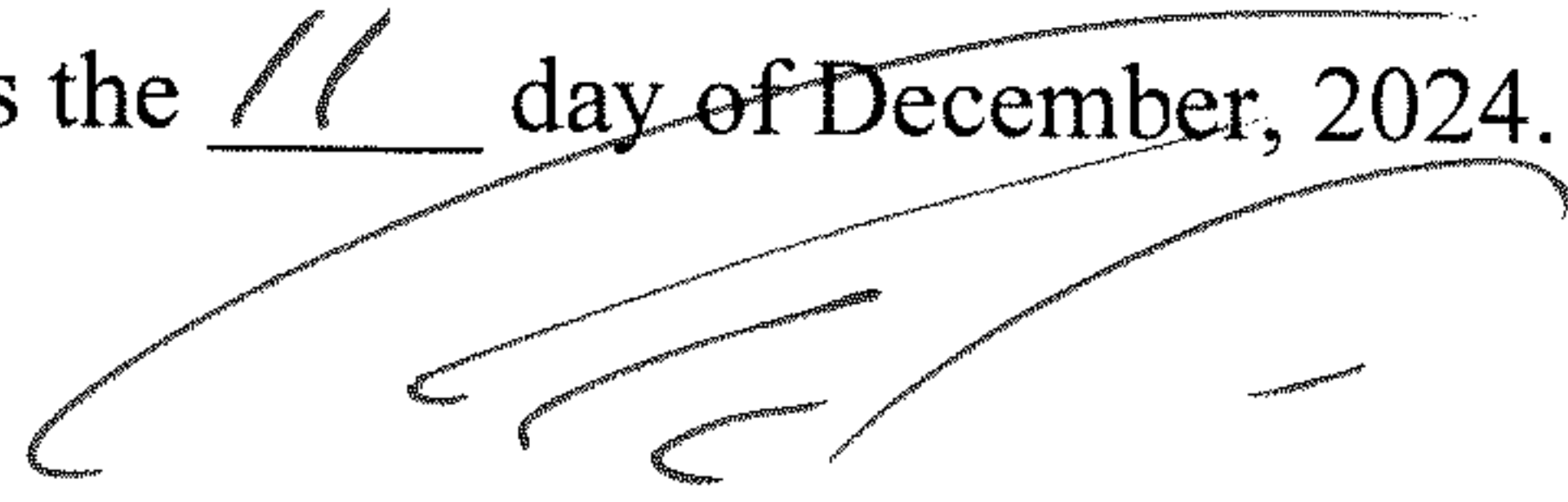
IN WITNESS WHEREOF, the said Grantor, Lay Lake Rentals, LLC, by , its , who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 11 day of December, 2024.


BY: Lay Lake Rentals, LLC
ITS:

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that , whose name as OF Lay Lake Rentals, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 11 day of December, 2024.



Notary Public
Print Name: Charles Stewart, Jr
Commission Expires:

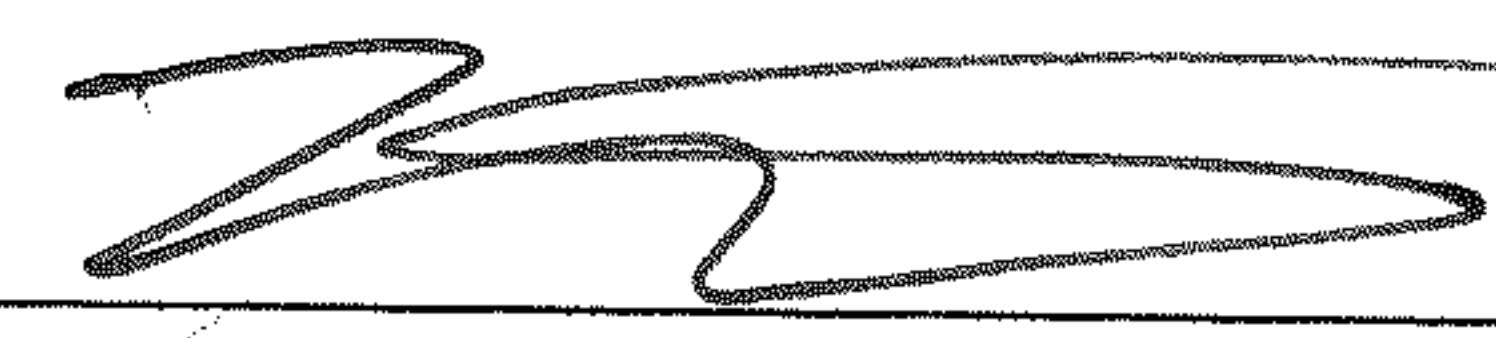
11 30 28

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer Grandey Mitchell, whose name as member of Lay Lake Rentals, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 11th day of December, 2024.

Notary Public
Print Name:
Commission Expires:

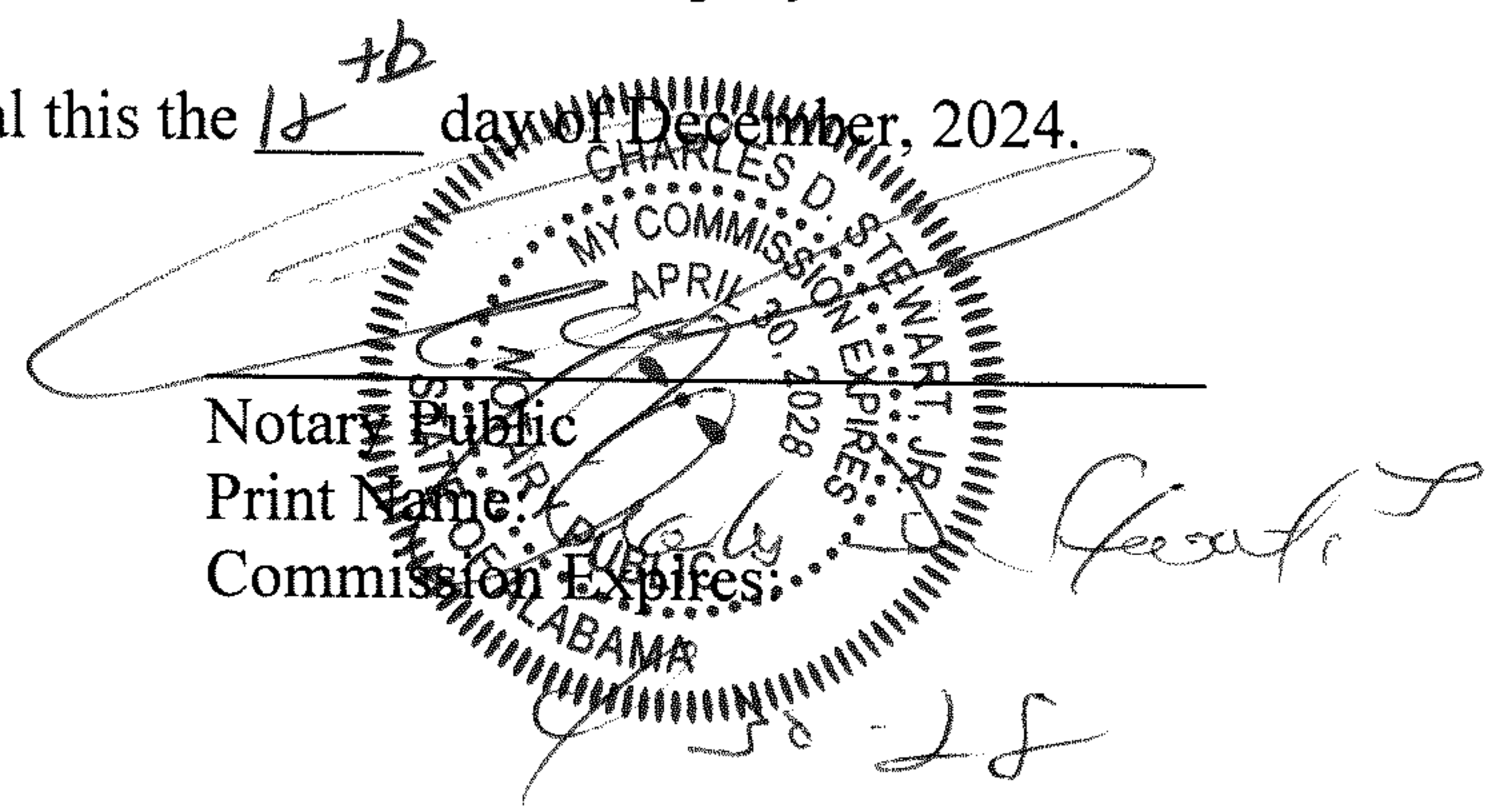


BY: Mark Thomas Mitchell
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark Thomas Mitchell, whose name as member of Lay Lake Rentals, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 12th day of December, 2024.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: April 30, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/13/2024 11:08:24 AM
\$128.00 PAYGE
20241213000382770

Allie S. Bayl