

This instrument prepared by:
Brenton C. McWilliams
The Law Office of Brenton C. McWilliams
P.O. Box 1066
Orange Beach, Alabama 36561

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR SURVEY

WARRANTY DEED

STATE OF ALABAMA *
SHELBY COUNTY *



20241220000388300 1/3 \$250.50
Shelby Cnty Judge of Probate, AL
12/20/2024 10:09:27 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten (\$10.00) Dollars, and other valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, CHARLES DANIEL WEBER and AMBER WEBER, husband and wife, herein referred to as Grantors, do grant, bargain, sell and convey unto, Charles Daniel Weber and Amber Nicole Weber, Trustees, or their successors in interest, of the Weber Family Trust dated September 26, 2024, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 146, according to the Final Plat of Stonecreek Phase 3, as recorded in Map Book 36, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: AD VALOREM TAXES DUE OCTOBER 1, 2016 AND THEREAFTER. BUIDLING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

Grantors hereby state that the above-described property does not constitute part of their homestead.

Recording references are to the records in the Office of the Judge of Probate of Shelby County, Alabama unless otherwise indicated.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining to fee simple.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said Grantee, its successors or assigns forever. And we do for ourselves and for our executors and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will

Shelby County, AL 12/20/2024
State of Alabama
Deed Tax: \$221.50



20241220000388300 2/3 \$250.50
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and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seal, this the 26th day of September 2024.

CHARLES DANIEL WEBER

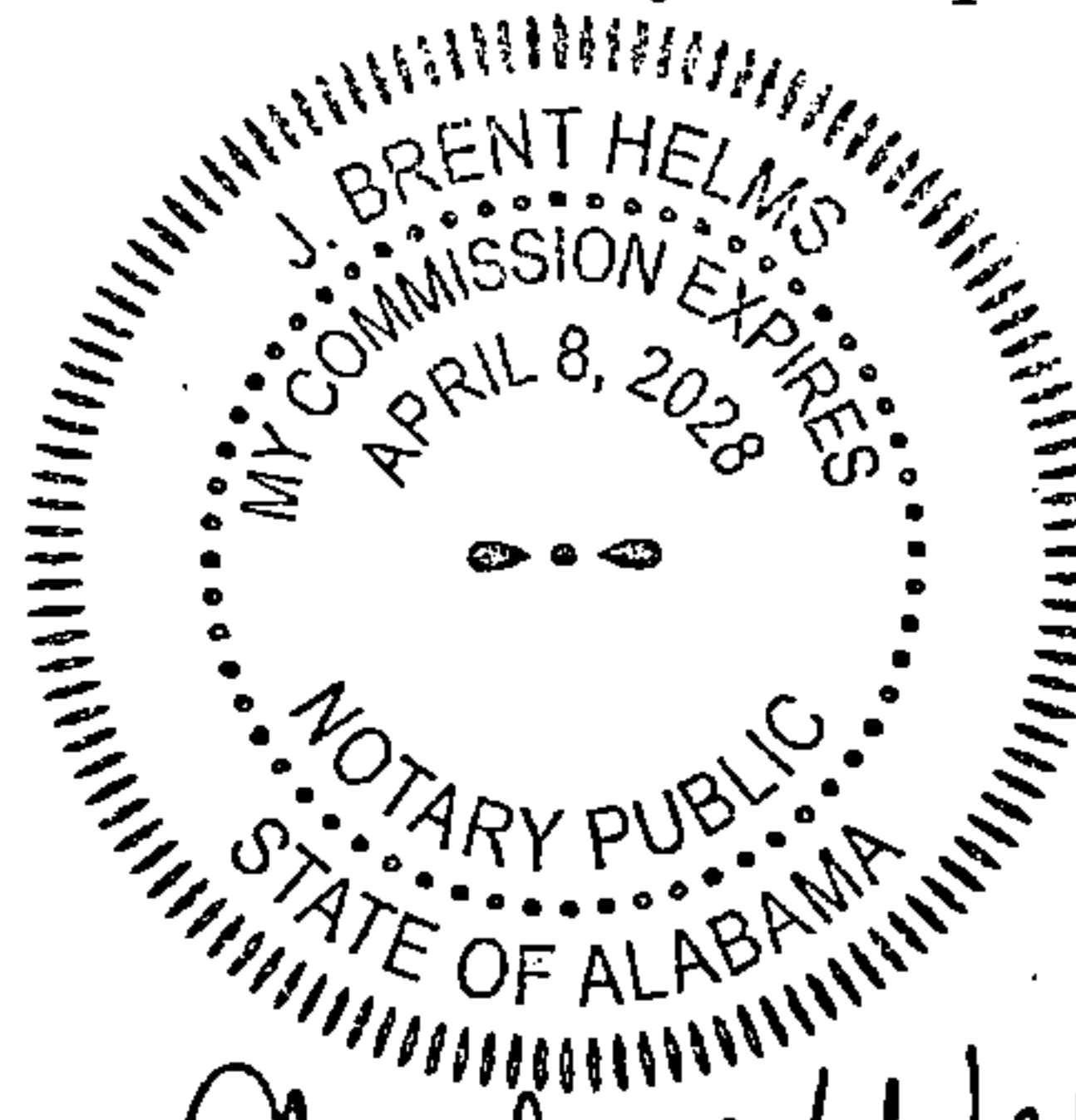
STATE OF ALABAMA *
COUNTY OF BALDWIN *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that CHARLES DANIEL WEBER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 26th day of September 2024.

NOTARY PUBLIC

My Commission Expires: 4/8/28



AMBER WEBER

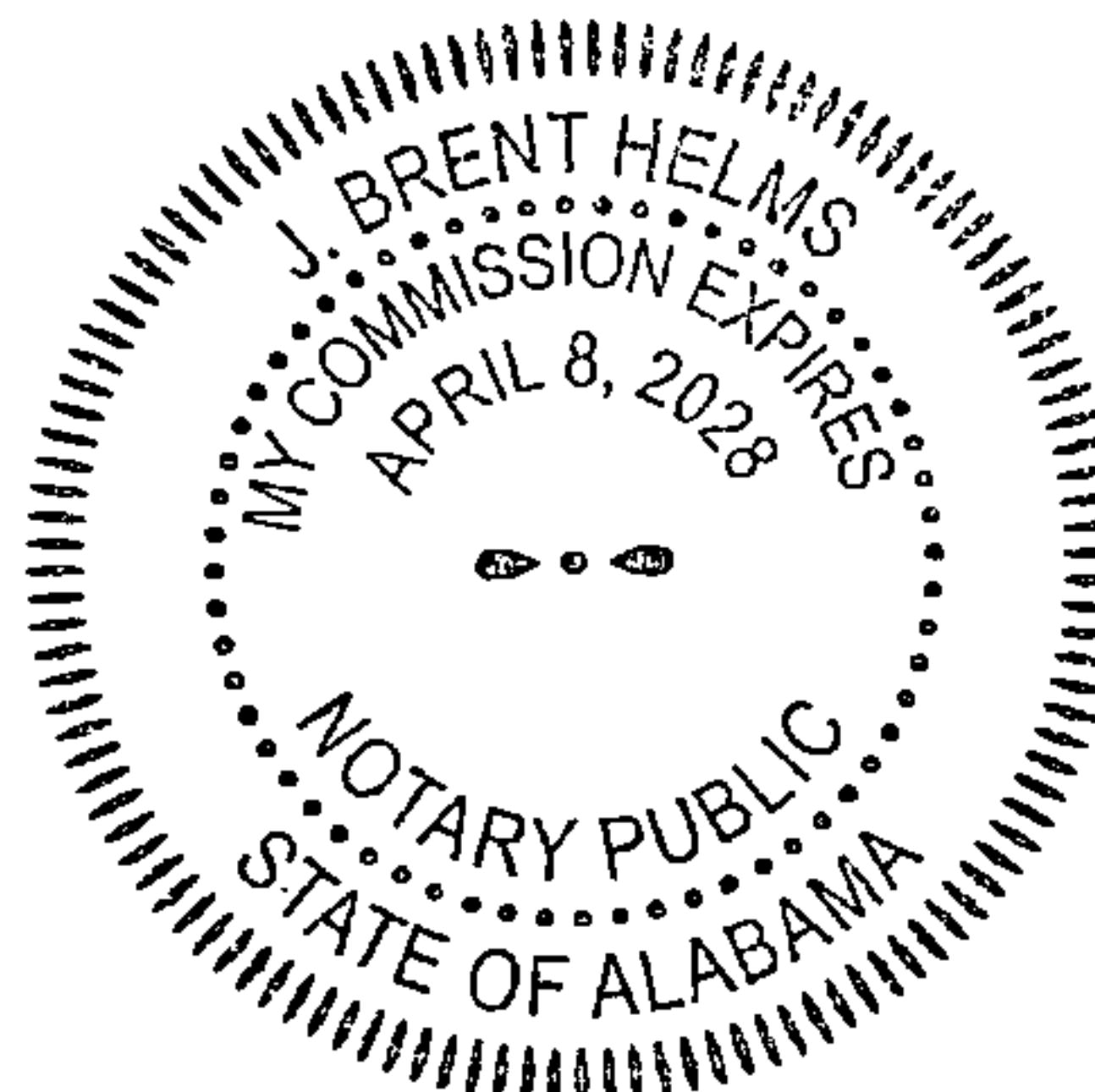
STATE OF ALABAMA *
COUNTY OF BALDWIN *

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that AMBER WEBER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 26th day of September 2024.

NOTARY PUBLIC

My Commission Expires: 4/8/28



Real Estate Sales Validation Form

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

Grantor's Name Charles Daniel Weber and Amber Weber Grantee's Name Charles Daniel Weber and Amber
Mailing Address 2519 W ASHFORD PARK DRIVE Mailing Address Nicole Weber, Trustees of the Weber
FOLEY, AL 36535 Family Trust
2519 W ASHFORD PARK DRIVE
FOLEY, AL 36535

Property Address 223 STONECREEK PL
CALERA, AL 35040

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 221,200.00



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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

☐ Appraisal
☐ Other

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 09/26/2024

Print

J. Brent Harris

☐ Unattested

Sign

J. Brent Harris

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1