



20250227000057980 1/3 \$248.00  
Shelby Cnty Judge of Probate, AL  
02/27/2025 11:31:21 AM FILED/CERT

## QUIT CLAIM DEED

This instrument prepared by:  
**The Harris Firm L.L.C.**  
**Robert J. Leavell, Attorney**  
**215 Richard Arrington Jr. Boulevard N**  
**Suite 1000**  
**Birmingham, AL 35203**

Send tax notice to:  
**Jason Lee Weaver**  
**113 Timber Cove**  
**Pelham, AL 35214**

**STATE OF ALABAMA**

**SOURCE OF TITLE:**

**COUNTY OF SHELBY**

**Parcel #: 14 1 02 3 002 006.00**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollar (\$10.00) and other good and valuable consideration, the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged **Becky Elise Weaver**, (hereinafter referred to as Grantor), does hereby release, quitclaim, grant, sell and convey to **Jason Lee Weaver**, (hereinafter referred to as Grantee), all right, title, interest, and claim in or to the following described real estate, and improvements, located at 113 Timber Cove, Pelham, Alabama 35214, situated in Shelby County, Alabama, and being more particularly described to-wit:

**Lot 6, according to the final plat of Wild Timber Phase 1, as recorded in Map Book 31, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to ad valorem taxes for the current year and subsequent years, restrictions, reservations, conditions, easements of records, any mineral or mineral rights leased, granted, or retained by previous owners.

**TO HAVE AND TO HOLD** unto the said Grantee and Grantee's heirs and assigns forever.

[this area intentionally left blank]

Shelby County, AL 02/27/2025  
State of Alabama  
Deed Tax: \$220.00



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IN WITNESS WHEREOF, the Grantor, **Becky Elise Weaver**, has signed and sealed this  
Quitclaim Deed the 19<sup>th</sup> day of February, 2025.

  
Becky Elise Weaver - Grantor

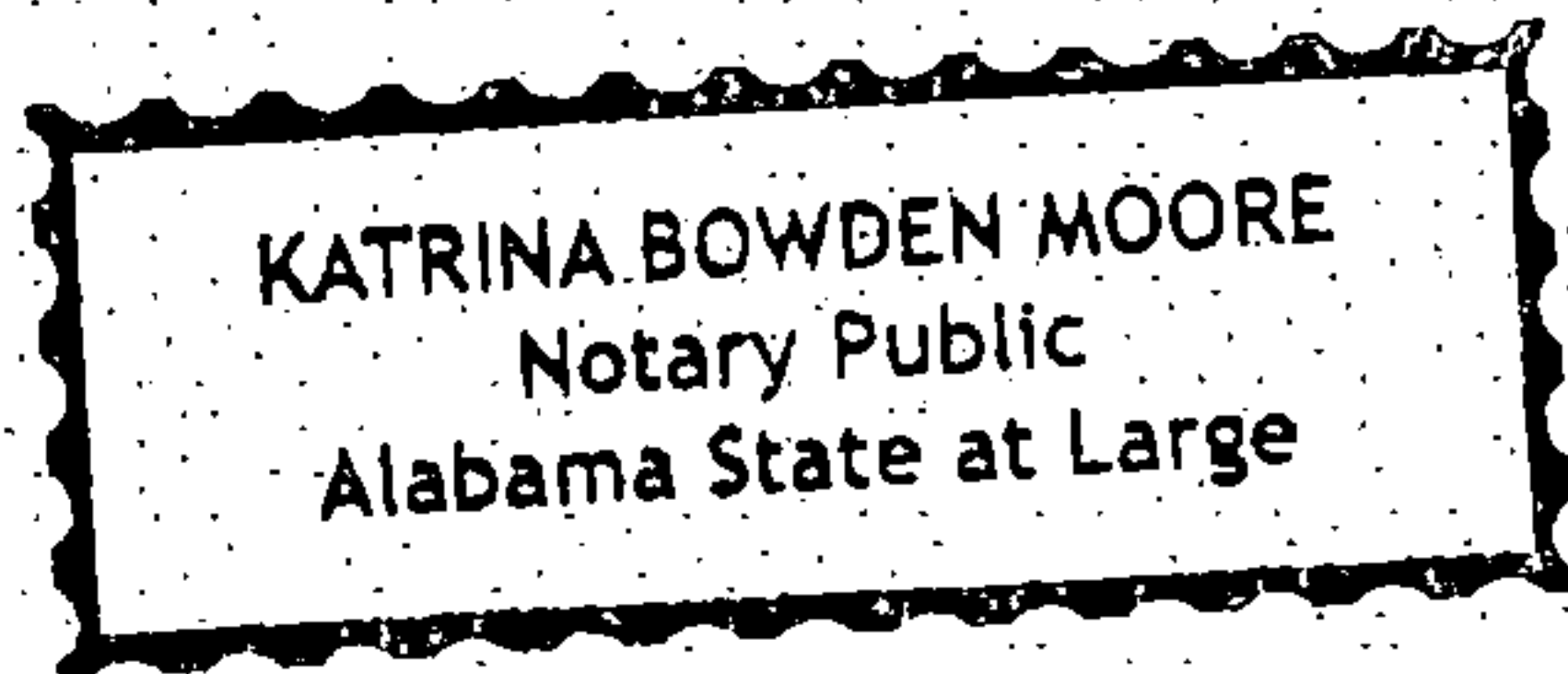
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that Becky Elise Weaver, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, 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 this the 19<sup>th</sup> day of February, 2025.

Katrina Bowden Moore  
Notary Public

My Commission Expires:  
April 12, 2026



Real Estate Sales Validation Form

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

Grantor's Name BECKY ELISE WEAVER
Mailing Address 325 SHELBY FOREST DRIVE
CHELSEA, AL 35043

Grantee's Name JASON LEE WEAVER
Mailing Address 113 TIMBER COVE
PELHAM, AL 35214

Property Address 113 TIMBER COVE
PELHAM, AL 35214

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$439,800 1/2 = \$219,900



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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 SHELBY CO. TAX ASSESSOR

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 2-19-25

Print JASON LEE WEAVER

Unattested

Sign

Jason Weaver

(verified by)

(Grantor/Grantee/Owner/Agent) circle one