

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jacob A. Weaver and
Haley N. Weaver
1810 Chandcroft Drive,
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **PAMELA C. CARTRIGHT, an unmarried person** (herein referred to as Grantor), grant, bargain, sell and convey unto **JACOB A. WEAVER and HALEY N. WEAVER** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$292,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 14th day of February, 2025.

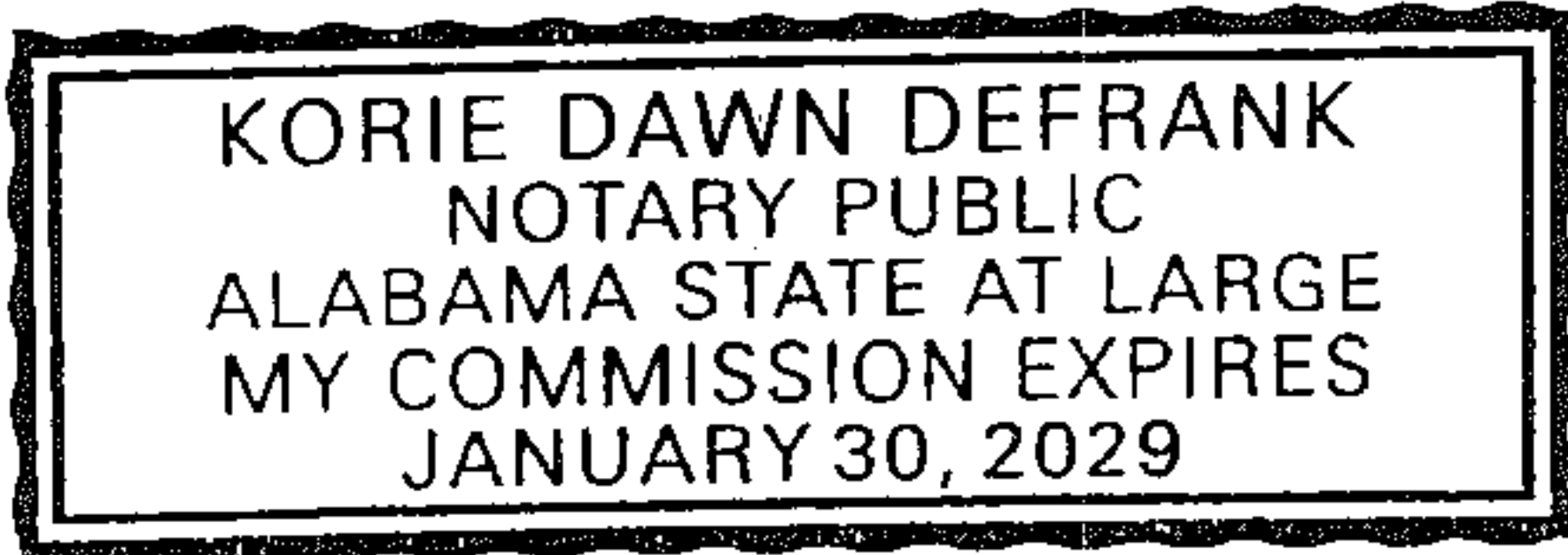

PAMELA C. CARTRIGHT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **PAMELA C. CARTRIGHT**, 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 this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of February, 2025.



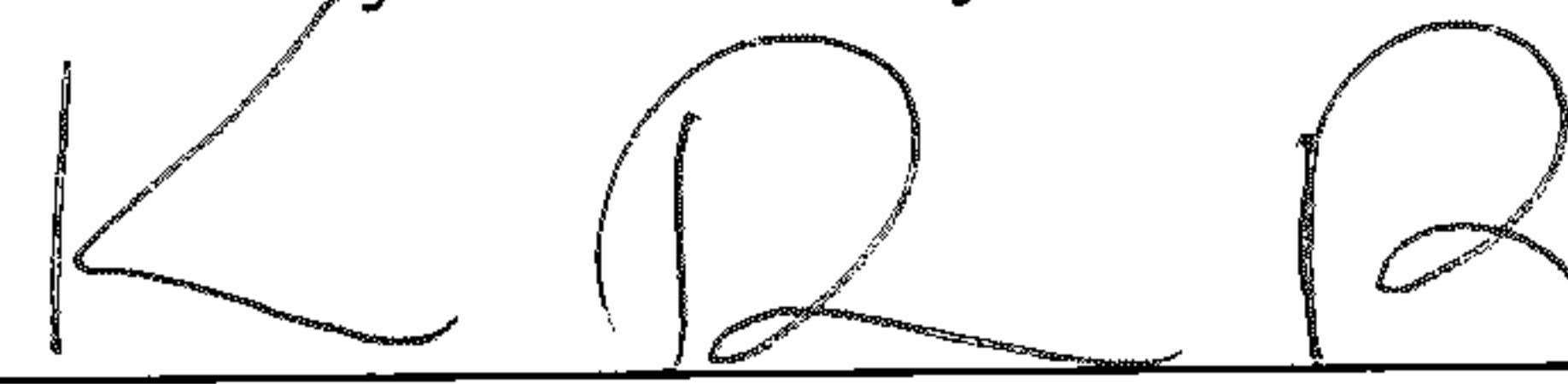

Notary Public
My Commission Expires: 01/30/2029

EXHIBIT "A"

PARCEL I:

Lot 10, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except therefrom that part of Lot 10 conveyed by W. M. Humphries Development Company, Inc. to Robert T. Murdoch and wife, Joan P. Murdoch, by deed recorded in Deed Volume 293, Page 443, in said Probate Office, described as follows:

Begin at the Southeast corner of Lot 10 of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Northerly direction along the East line of said Lot 10, a distance of 78.28 feet; thence 161 degrees, 20 minutes left a Southwesterly direction a distance of 70.94 feet to a point on the Northeasterly right of way line of Chandcroft Drive; thence 90 degrees left in a Southeasterly direction along said right of way a distance of 25.11 feet to the point of beginning.

PARCEL II:

Begin at the Northwest corner of Lot 11, of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southerly direction along the West line of said Lot 11, a distance of 76.72 feet; thence 161 degrees, 20 minutes left in a Northeasterly direction a distance of 66.26 feet; thence 75 degrees, 20 minutes left in a Northwesterly direction a distance of 25.38 feet to the point of beginning.

TAX PARCEL NUMBER: 13-1-01-3-004-051.000

Real Estate Sales Validation Form

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

Grantor's Name	PAMELA C. CARTRIGHT	Grantee's Name	JACOB A. WEAVER
Mailing Address	240 Chadwick Lane, Helena, AL 35080	Mailing Address	HALEY N. WEAVER 1810 Chandcroft Drive, Pelham, AL 35124
Property Address	1810 Chandcroft Drive, Pelham, AL 35124	Date of Sale	February 14, 2025
		Total Purchase Price \$	365,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

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	February 14, 2025	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2025 10:21:07 AM
\$101.00 JOANN
20250304000063910

Alvin S. Bayl