

This Instrument was Prepared by:

Send Tax Notice To: Haden White

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

3700 Wyngate Cove
Birmingham, AL 35242

File No.: S-25-30419

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Morgen Bryant, a married woman and Meagan Weldon, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Haden White**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors are all the heirs at law of Mark Anthony Weldon, having died on April 6, 2024.
No part of the homestead of the Grantors herein or spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of March, 2025.

Morgen Bryant
Morgen Bryant

Meagan Weldon
Meagan Weldon

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Morgen Bryant and Meagan Weldon, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of March, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

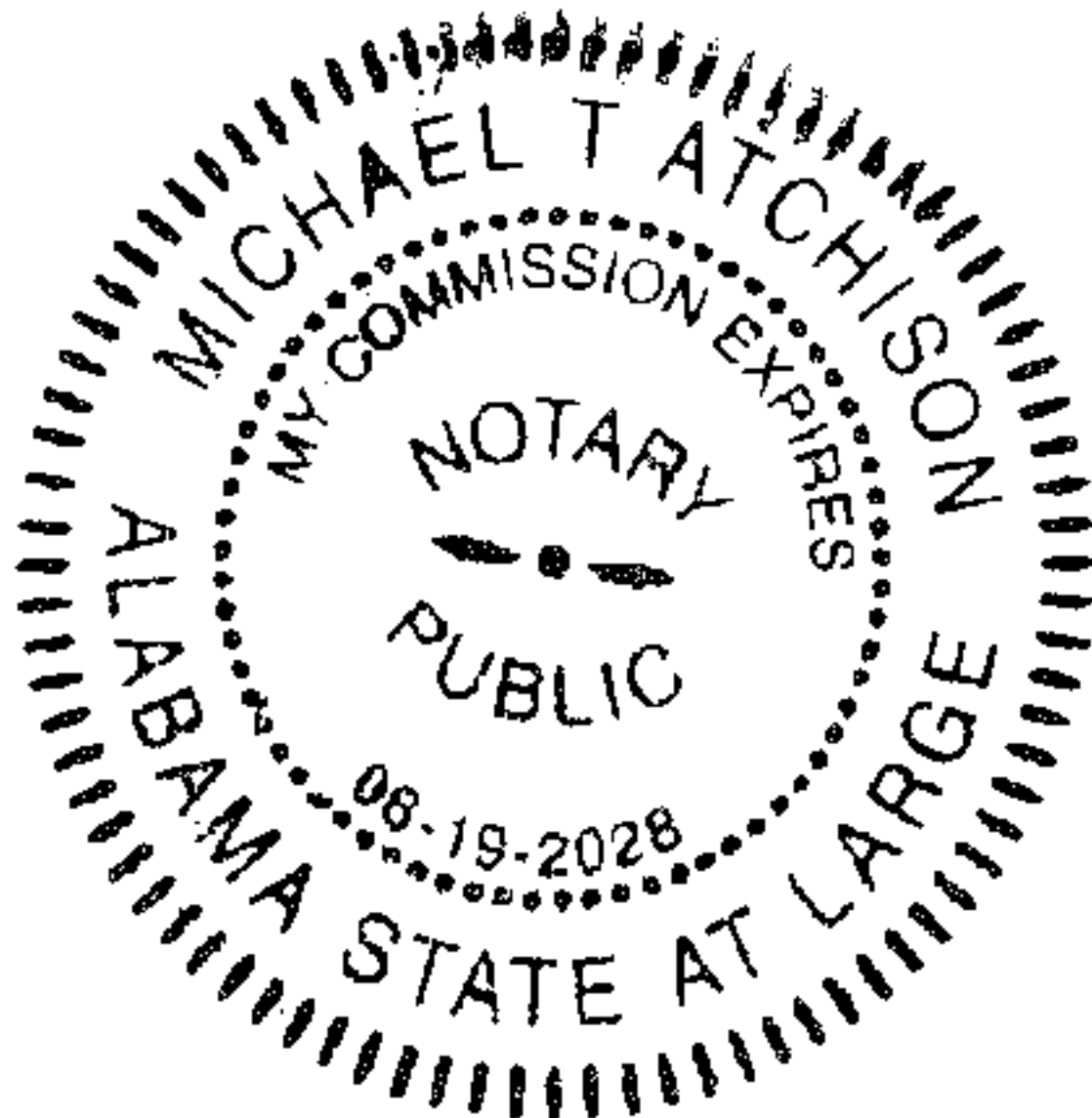


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the NW corner of the NW 1/4 of NE 1/4, Section 11, T-18-S, R-1-E, thence East a distance of 210.00 feet to a point; thence South a distance of 569.45 feet to the point of beginning; thence East a distance of 315.00 feet to a point; thence South a distance of 210.00 feet to a point; thence West a distance of 37.00 feet to the West R.O.W. line of a Gravel road; thence Southwesterly along said R.O.W. line a distance of 207.75 feet to a point; then West a distance of 251.20 feet to a point; thence North a distance of 420.00 feet to the point of beginning. Said land being situated in the NW 1/4 of NE 1/4, Section 11, T-18-S, R-1-E, Shelby County, Alabama.

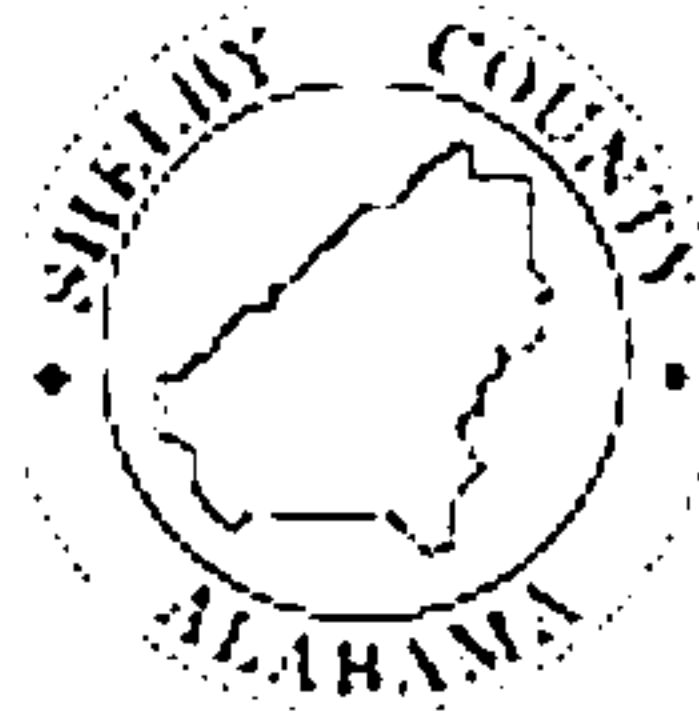
Commence at an iron pipe on the North line, 210 feet East of the NW corner of the NW 1/4 of NE 1/4 - Sec 11, TN18S, R1E and run in a Southerly direction and parallel to the West boundary line of said quarter-quarter, run a distance of 569.45 feet to an iron pipe, thence turn an angle of 90 degrees to the left for a distance of 215.0 feet to the point of beginning; thence continue 100.0 feet to an iron pipe; thence turn an angle of 90 degrees to the right for a distance of 100.0 feet; thence turn an angle of 90 degrees to the right for a distance of 100.0 feet; thence turn an angle of 90 degrees to the right for a distance of 100.0 feet to the point of beginning; situated in the NW 1/4 of the NE 1/4, Section 11, Township South, Range 1 East, Shelby County, Alabama.

A right-of-way easement situated in Shelby County, Alabama, and which is more particularly described as follows:

The following described property, situated in the NW 1/4 of NE 1/4, Section 11, Township 18 South, Range 1 East.

Commence at an iron pipe, on the North line of said quarter-quarter, which is 210.0 feet East of the NW corner and in a Southerly direction and parallel to the West boundary line of said quarter-quarter run a distance of 569.45 feet to the point of beginning; thence turn an angle of 90 deg. 00 min. to the left for a distance of 315.0 feet; thence turn an angle of 90 deg. 00 min. to the right for a distance of 210.0 feet; thence turn an angle of 90 deg. 00 min. to the right for a distance of 315.0 feet; thence turn an angle of 90 deg. 00 min. to the right for a distance of 210.0 feet, to the point of beginning.

SUBJECT TO: reservation of right-of-way easement over and along an existing paved road on the East end of the above described properties, with a width of 15 feet, and which provides access to Grantor Michael Edward Weldon's residence property that adjoins the Northernmost boundary line of the above described fee conveyances.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/24/2025 01:32:53 PM
 \$193.00 JOANN
 20250324000087020

Allen S. Bryant

Real Estate Sales Validation Form

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

Grantor's Name	Morgen Bryant Meagan Weldon	Grantee's Name	Haden White
Mailing Address	<u>45 Magnolia Circle</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>3700 Wynette Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>109 Beacon Dr.</u> <u>Vandiver, AL 35176</u>	Date of Sale	<u>March 14, 2025</u>
		Total Purchase Price	<u>\$165,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 March 18, 2025

Print Morgen Bryant

 Unattested

Sign *Morgen Bryant*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)