

SEND TAX NOTICE TO:
Choctaw American Insurance, Inc.
10900 Northeast 4th Street
Ste 2300
Bellevue, WA 98004

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED FORTY THREE THOUSAND AND 00/100 (\$543,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert Scott Weaver and Michelle Andrea Weaver, husband and wife**, whose address is 111 Equestrian Drive, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Choctaw American Insurance, Inc.**, whose address is 10900 Northeast 4th Street, Ste 2300, Bellevue, WA 98004 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 111 Equestrian Drive, Alabaster, AL 35007 to-wit:**

Lot 58, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Instrument #1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Instrument #1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$533,164.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 23rd day of April, 2025.

Robert Scott Weaver
Robert Scott Weaver

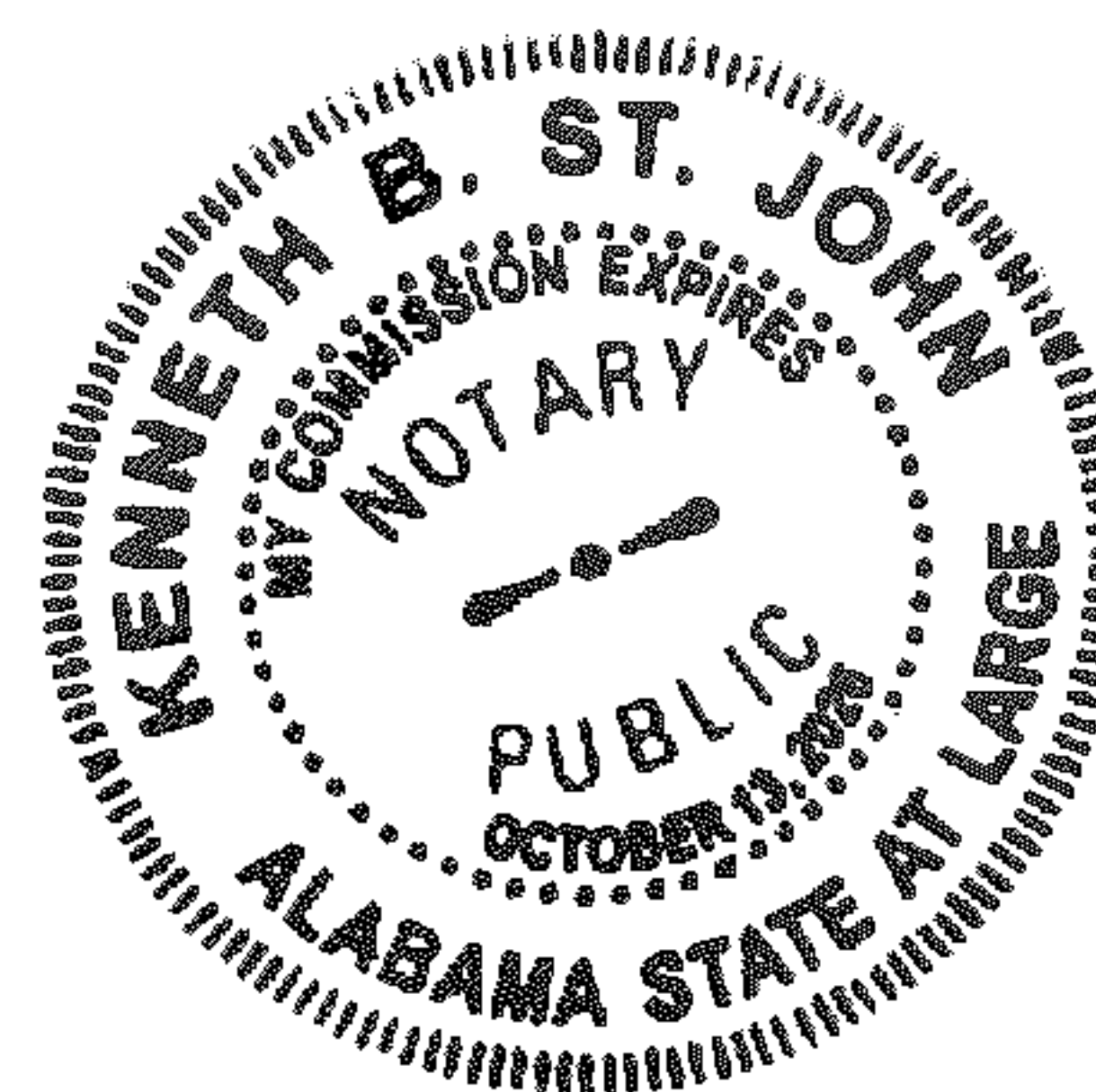
Michelle Andrea Weaver
Michelle Andrea Weaver

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Robert Scott Weaver and Michelle Andrea Weaver** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, 2025.

[Signature]
Notary Public
Print Name: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2025 03:47:28 PM
\$35.00 PAYGE
20250424000122450

Allie S. Beyle