



20250618000186510 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
06/18/2025 11:35:58 AM FILED/CERT

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
CHRISTY J. HARDWICK WEAKLEY
2746 WELLINGTON DRIVE
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, CHRISTY J. HARDWICK WEAKLEY as Personal Representative of the Estate of John Michael Hardwick, deceased, Shelby County Probate Court Case NO. PR-2024-001275, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto CHRISTY J. HARDWICK WEAKLEY, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southeast corner of the SW 1/4 of SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the South section line 354.0 feet; thence turn right 89 degrees 30 minutes a distance of 20.00 feet to the North side of Butler Street and point of beginning; thence continue last course a distance of 190.0 feet; thence turn left 89 degrees 30 minutes a distance of 105.0 feet; thence turn left 90 degrees 30 minutes a distance of 190.0 feet to the North side of Butler Street; thence turn left 89 degrees 30 minutes and run along said street a distance of 105.0 feet to the point of beginning. Situated in Shelby County, Alabama.

ALSO:

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence run West along the South section line 354.0 feet; thence turn right 89 degrees 30 minutes a distance of 20.0 feet to the North side of Butler Street and the POINT OF BEGINNING; thence continue last course a distance of 190.0 feet; thence turn right 170 degrees 02 minutes 43 seconds, a distance of 193.20 feet to the North side of Butler Street; thence turn right 100 degrees 27 minutes 17 seconds a distance of 33.40 feet along Butler Street to the point of beginning. According to survey and plat of Amos Cory, P.L.S., dated April 11, 1996.

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.



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TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted 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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

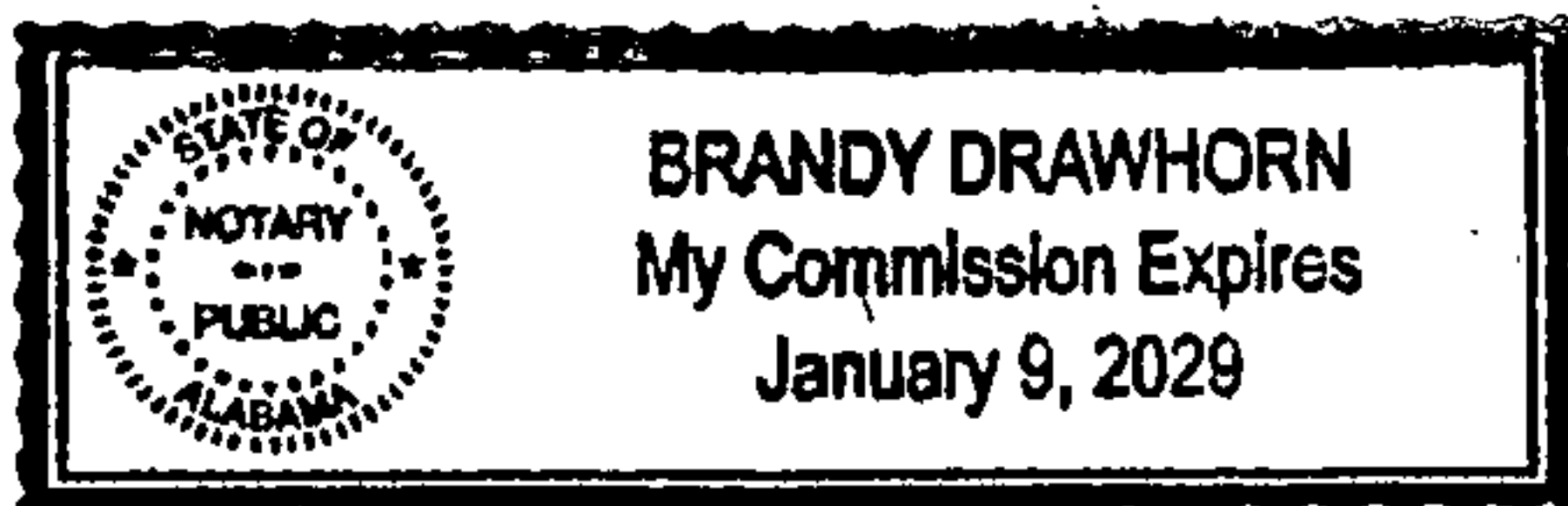
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 13th day of June, 2025.

Christy J. Hardwick Weakley (L.S.)
CHRISTY J. HARDWICK WEAKLEY as Personal Representative of the Estate of John Michael Hardwick, deceased, Shelby County Probate Court Case NO. PR-2024-001275

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTY J. HARDWICK WEAKLEY whose name as Personal Representative of the Estate of John Michael Hardwick, deceased, Shelby County Probate Court Case NO. PR-2024-001275, 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, as such Personal Representative and with full authority, has executed the same voluntarily on the day the same bears date on behalf of the Estate of John Michael Hardwick, deceased, Shelby County Probate Court Case NO. PR-2024-001275.

Given under my hand and official seal this 13th day of June, 2025.



Brandy Drawhorn
Notary Public
My Commission Expires: 1/9/2029



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Grantor's Name:
 CHRISTY J. HARDWICK WEAKLEY as Personal
 Representative of the Estate of John Michael Hardwick,
 deceased, Shelby County Probate Court Case NO.
 PR-2024-001275

Grantee's name:
 CHRISTY J. HARDWICK WEAKLEY

Mailing Address:
 2746 WELLINGTON DRIVE
 PELHAM, ALABAMA 35124

Mailing Address:
 2746 WELLINGTON DRIVE
 PELHAM, ALABAMA 35124

Property Address:
 210 Butler Street
 Columbiana, AL 35051

Date of Sale: June 13, 2025

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value

\$137,410.00 1st Parcel

\$ 4,650.00 2nd Parcel

- Bill of Sale
- Sales Contract
- Closing Statement

- Front of Foreclosure Deed
- Appraisal
- Other TAX ASSESSOR