

This Instrument was prepared by:  
Shellie Waites Jr  
Bama Notary Services  
Bessemer, AL 35022

Send Tax Notice to:  
James Matthew Weaver  
206 Chase Creek Circle  
Pelham, AL 35124

**QUIT CLAIM DEED**

**STATE OF ALABAMA  
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to **James Matthew Weaver** (hereinafter called **GRANTEE**) all of our right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

*Lot 54, according to the Survey of Chase Creek Townhomes Phase 1, , as recorded in Map Book 18, page 73, in the Probate Office of Shelby County, Alabama.*

**TO HAVE AND TO HOLD**, unto the said **GRANTEE**, and their assigns, forever.

**IN WITNESS WHEREOF**, we have hereunto set our hand and seal this 10 day of June, 2025.

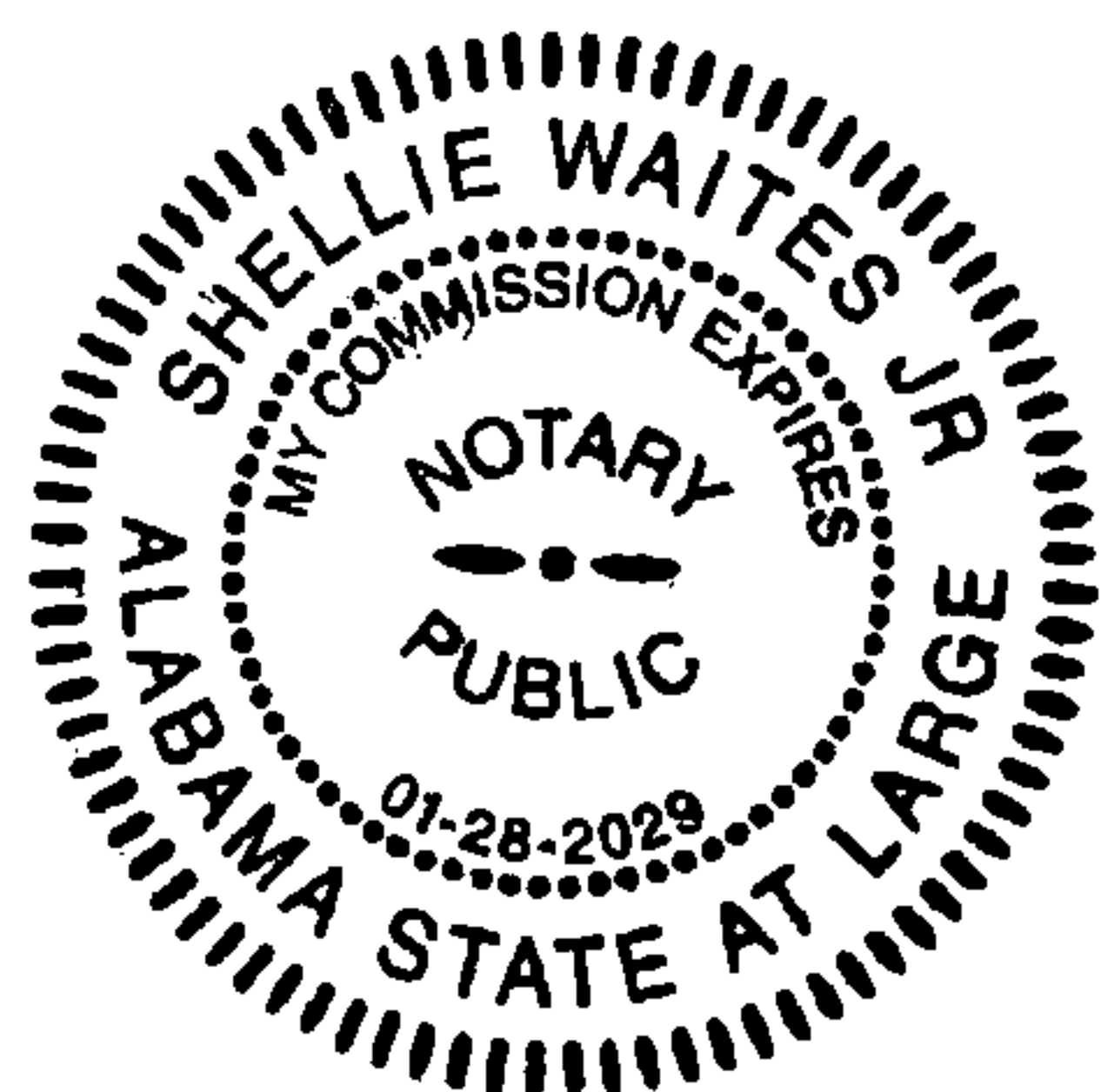
X *Lloyd Jackson Weaver*  
Lloyd Jackson Weaver, **GRANTOR**

X *Margaret Downing Weaver*  
Margaret Downing Weaver **GRANTOR**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lloyd Jackson Weaver & Margaret Downing Weaver, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 10 day of June, 2025



*Shellie Waites Jr*  
Notary Public  
My Commission Expires: 1/28/29

Shelby County, AL 06/24/2025  
State of Alabama  
Deed Tax: \$191.00

Real Estate Sales Validation Form



20250624000191380 2/2 \$216.00  
Shelby Cnty Judge of Probate, AL  
06/24/2025 10:11:15 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 19

Grantor's Name Lloyd Jackson Weaver &  
Mailing Address Margaret Downing Weaver  
162 Teal Cir. Pelham AL

Grantee's Name James Matthew Weaver  
Mailing Address 206 Chase Creek Cir.  
Pelham, AL

Property Address 206 Chase Creek Cir.  
Pelham, AL

Date of Sale 6/24/25  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 190,900

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 Zillow  
 Other

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 6/24/25

Print James Matthew Weaver

Unattested

Sign James M. Weaver

(verified by)

(Grantor/Grantee/Owner/Agent) circle one