

Return to:
Fidelity Residential Solutions
125 West Street, Suite 200
Annapolis, MD 21401

Order Number:
25MN0839

WARRANTY DEED

STATE OF Alabama)
)
COUNTY OF Jefferson)

Send Future Tax Notices to:
William A. Weidler
2293 Brock Circle
Hoover, AL 35242

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of \$1,160,000.00 and other valuable consideration, to the undersigned Grantor, **HO K. NIEH, JR.**, and **KERRY MAE NIEH**, husband and wife, whose mailing address is 2293 Brock Circle, Hoover, AL 35242, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto William A. Weidler, whose mailing address is 2293 Brock Circle, Hoover, AL 35242, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 72, ACCORDING TO THE FINAL PLAT OF THE SUBDIVISION OF BROCK POINT PHASE 2A, AS RECORDED IN MAP BOOK 48, PAGE 70, ON THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Deed Instrument No. 20210702000322270.

APN: 03 7 26 0 004 034.000

Commonly known as: 2293 Brock Circle, Hoover, AL 35242

Fair Market Value: ~~XXXXXX~~ \$986,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above-described property does constitute part of the Grantors' homestead.



TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns forever. And Grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, Grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Fidelity Residential Solutions, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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PAGE 2 OF 3



PCL25MN0839DWAR01010203

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 13th day of August, 2025.

GRANTOR:

[Signature]
HO K. NIEH, JR.

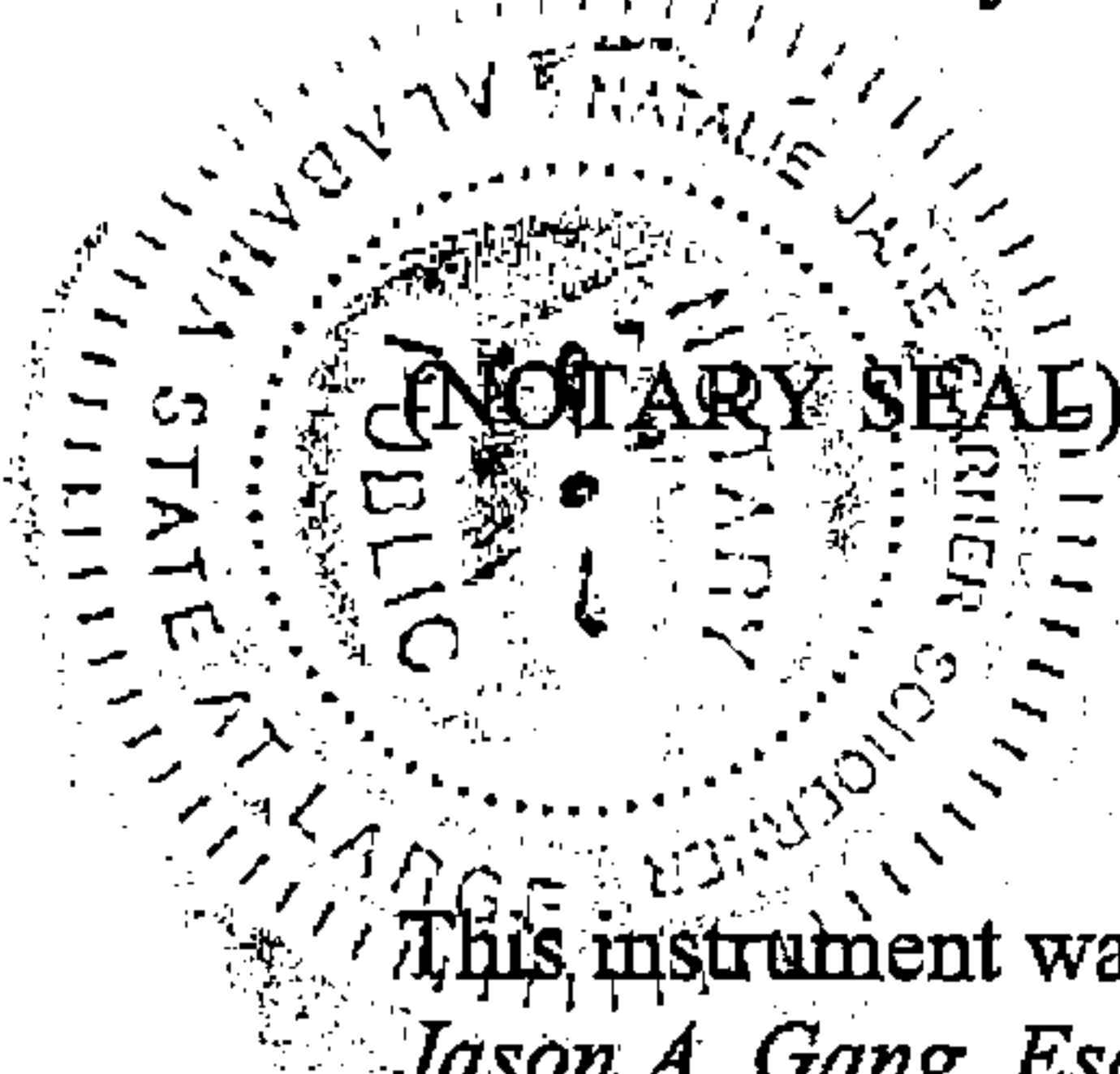
[Signature]
KERRY MAE NIEH

STATE OF Alabama

COUNTY OF Jefferson

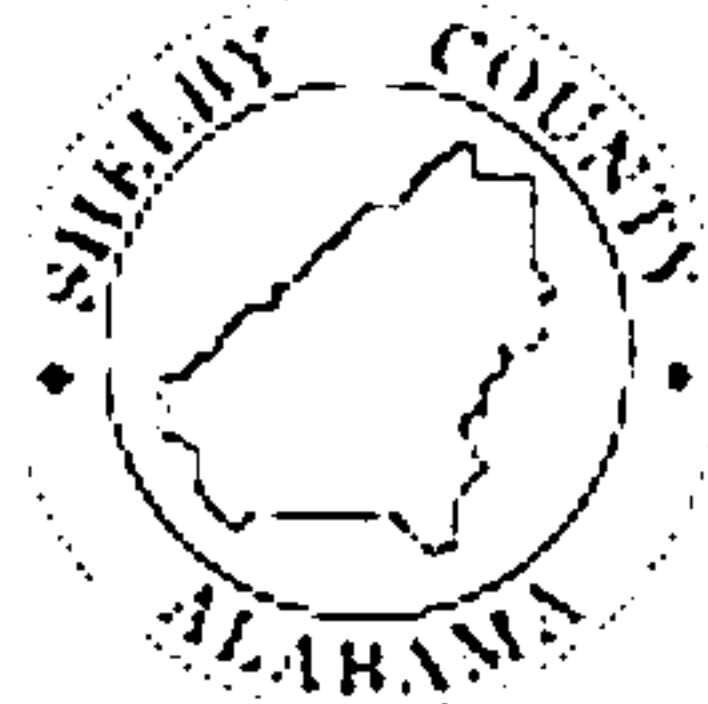
I, Natalie U.G. Schoerner, a Notary Public in and for said County in said State, hereby certify that **HO K. NIEH, JR.**, and **KERRY MAE NIEH** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 13th day of August, 2025.

Given under my hand this the 13th day of August, 2025.



[Signature]
Notary Public
My commission expires: November 21, 2026

This instrument was prepared by:
Jason A. Gang, Esq.
for Smolar Andriko Law Group
1245 Hewlett Plaza #478
Hewlett, NY 11557
Alabama Bar ID: 1940N44H



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2025 11:08:00 AM
\$202.00 JOANN
20251006000307490

Allie S. Bayl

