

Send tax notice to:

William A Weidler

PO Box 1316
Helena, AL 35080

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025352

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Thompson Realty Co., Inc.** whose mailing address is: 103 Carnoustie, Shoal Creek, AL 35242 (hereinafter referred to as "Grantor") by **William A Weidler and Darlene A McFarland** whose property address is: **6 Red Fox Run, Shoal Creek, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 33A, according to a Resubdivision of Lots 32 and 33 of Shoal Creek as recorded in Map Book 19, Page 119, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Such state of facts as set out on recorded plat of Shoal Creek, including but not limited to easements, building lines, restrictions and notes and any other matters, as recorded in Map Book 6, Page 150 and Map Book 19, Page 119, in the Office of the Judge of Probate of Shelby County, AL.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 129 at page 395, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Co. as recorded in Book 318 at page 588, Book 308 at page 651 and Book 133 at page 599, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Right of way to South Central Bell as recorded in Book 356 at page 420 and Book 306 at page 242, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Subject to covenants, conditions and restrictions as set forth in the document recorded in Book 19 at page 861, Book 23 at page 564, Book 23 at page 567 and Book 370 at page 938, in the Probate Office of Shelby County, Alabama.
7. Right of way to Water Works Board of Birmingham as recorded in Book 301 at page 398, in the Office of the Judge of Probate of Shelby County, Alabama.
8. Right of way to Alabama Power Co. as recorded in Volume 21 at page 855, in the Office of the Judge of Probate of Shelby County, Alabama.
9. Right of way to Shelby County as recorded in Book 196 at page 223, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Right of way to Alabama Power Co. as recorded in Volume 106 at page 516, in the Office of the Judge of Probate of Shelby County, Alabama.
11. Right of way to Alabama Power Co. as recorded in Misc 26 at page 746 and Misc 26 at page 848, in the Office of the Judge of Probate of Shelby County, Alabama.

\$150,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, Thompson Realty Co., Inc., by George Thompson, its Chairman, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21 day of November, 2025.

Thompson Realty Co., Inc.

George Thompson, Sr.

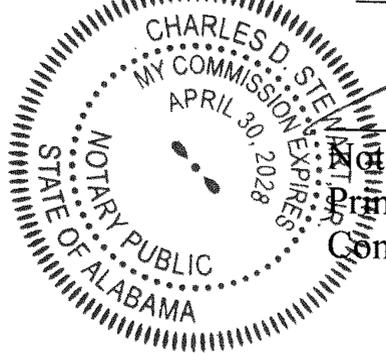
BY: George Thompson

ITS: Chairman

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George Thompson, whose name as Chairman of Thompson Realty Co., Inc., is 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 said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

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



[Signature]
Notary Public

Print Name:

Commission Expires:

Charles D. Stewart Sr.
4-30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/24/2025 12:01:56 PM
\$75.00 JOANN
20251124000360400

Allie S. Boyd