



20260402000097120 1/2 \$317.50
Shelby Cnty Judge of Probate, AL
04/02/2026 02:46:35 PM FILED/CERT

Recording Requested by: **Lloyd J. Weaver**
When Recorded Mail To:
Name: **Lloyd J. Weaver**
Mailing Address: 162 Teal Circle
City: Pelham,
State: AL
Zip Code: 35124

Above Space For Recorders Use

SOURCE OF TITLE: BK 185 PG843

QUITCLAIM DEED with Reservation of Life Estate

GRANTORS:

LLOYD J. WEAVER and MARGARET D. WEAVER, husband and wife, 162 Teal Circle, Pelham, AL 35124

GRANTEES:

JAMES LLOYD WEAVER and HEATHER MICHELLE WEAVER, as tenants in common.

For valuable consideration, Grantors do hereby grant and convey to GRANTEES, their heirs and assigns, a remainder interest as set forth below, in and to:

Property Legal Description:

LOT 31, according to the survey of Mallard Pointe Subdivision, as recorded in Map Book 10, Page 70 in the Probate Office of Shelby County, Alabama.

All real property lying in Shelby County, Alabama.

Date of Sale: January 30, 2026
Assessed value: \$ 290,300
Property Address: **162 Teal Circle**, Pelham, AL 35124

PROVIDED, however, that the Grantors **have reserved** the use and enjoyment of said property for the lifes of the Grantors and that the grant of said property to Grantees is subject to the following powers retained by the Grantors:

1. The Grantors shall retain possession and control of all of the premises and shall receive all of the rents and profits derived from the premises for the lifes of the Grantors.

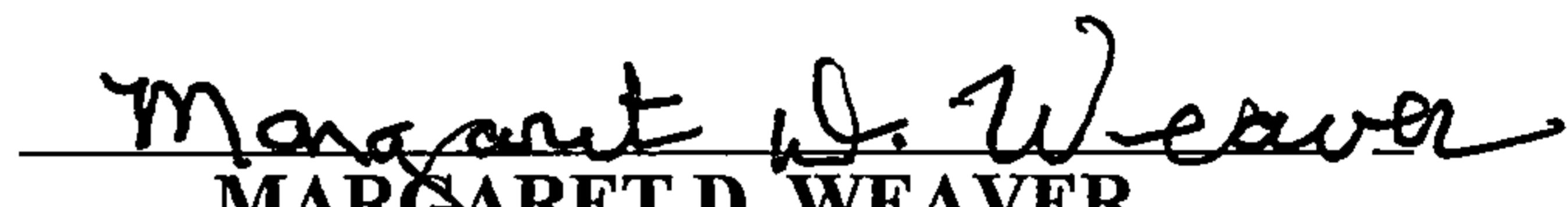
Shelby County, AL 04/02/2026
State of Alabama
Deed Tax: \$290.50



2. The Grantors retains the unrestricted and limited right to dispose of his share of the property during the lifes of the Grantors, including without limitation, the power to consume, sell, gift, mortgage, encumber, and convey or dispose their share of the property in any manner in the sole, exclusive, and absolute direction of the Grantors, without joinder by the Grantee Remaindermen, and to keep any and all proceeds derived therefrom without obligation to the Grantee Remaindermen. On the deaths of the Grantors, the aforesaid powers shall terminate and the fee simple shall vest in the Grantee Remaindermen, their heirs and assigns.

WITNESS Grantors' hands this 30 day of January, 2026;


LLOYD J. WEAVER
Grantor


MARGARET D. WEAVER
Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED

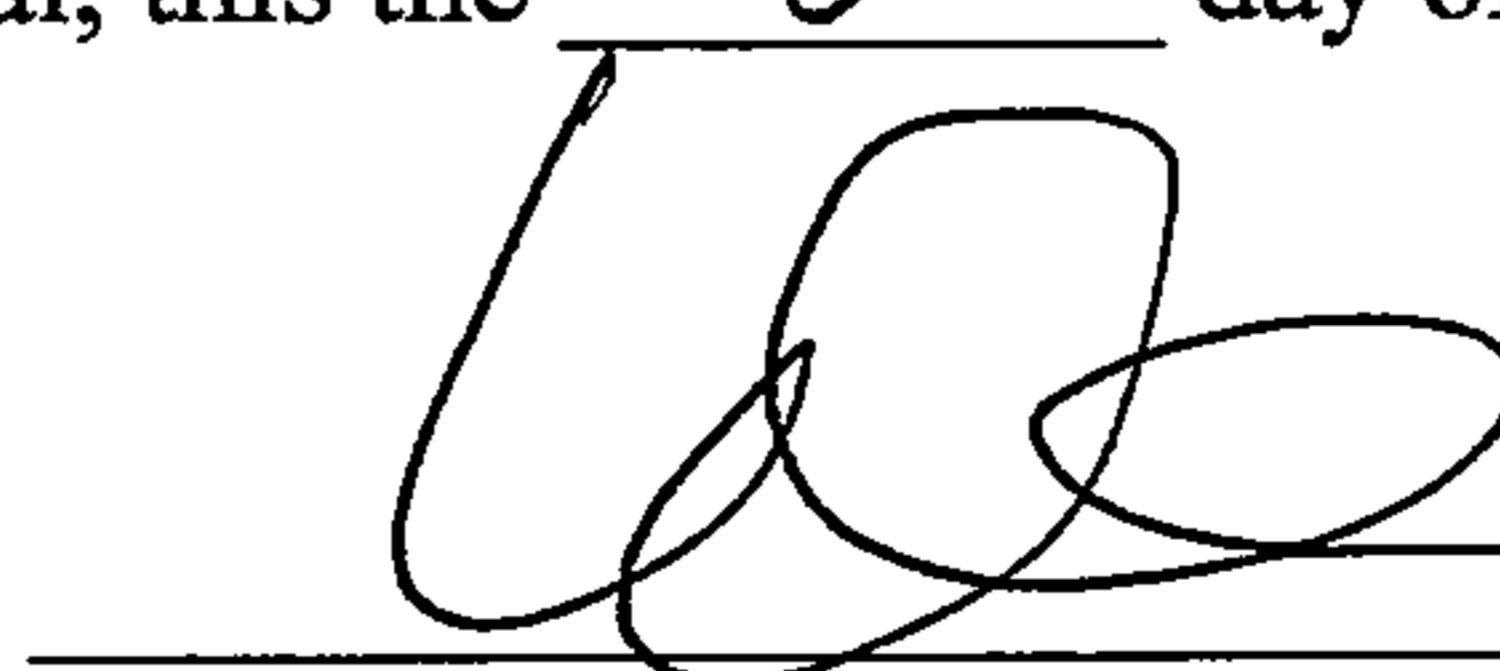
NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }
SHELBY COUNTY }

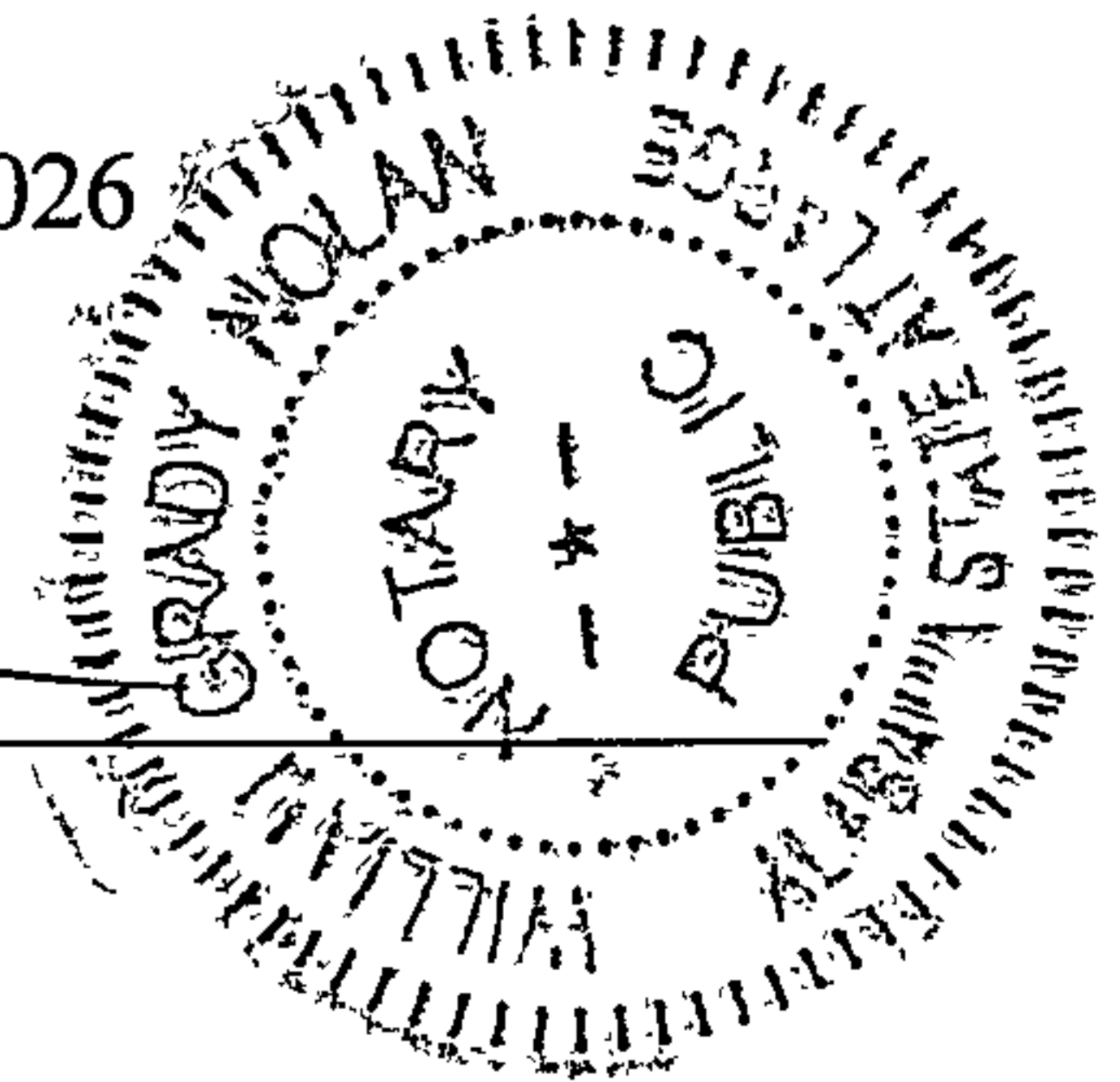
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LLOYD J. WEAVER and MARGARET D. WEAVER**, who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of January, 2026



Notary Public



My Commission Expires:
William Grady Nolan
Notary Public, State of Alabama
My commission expires 1/15/2029