

Shelby County, AL 02/15/2017  
State of Alabama  
Deed Tax: \$255.00

**This instrument was prepared by:**

Robert H. Sprain, Jr., Esq.  
Friedman, Dazzio Zulanas Bowling P.C.  
3800 Corporate Woods Drive  
Birmingham, AL 35242

**Send Tax Notice To:**

Sonja N. Hardy  
412 Village Place  
Pelham, Al. 35124

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )



20170215000055260 1/2 \$273.00  
Shelby Cnty Judge of Probate, AL  
02/15/2017 12:46:15 PM FILED/CERT

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred and No/100 (\$100.00)**, and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency of which is acknowledged, **Ross L. Robinson and Jeri Robinson**, a married couple (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **Sonja N. Hardy** (herein referred to as "Grantee"), subject to the matters set forth below, the following described real estate (the "Property"), situated in Shelby County, Alabama to wit:

**Lot 20, according to the Survey of Final Plat of Parkside Village Phase 2, as recorded in Map Book 37, Page 60, in the Probate Office of Shelby County, Alabama.**

TOGETHER WITH all and singular the improvements situated thereon or attached thereto and all rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining thereto.

This conveyance is made subject to:

1. Ad valorem taxes for the current year and subsequent years not yet due and payable.
2. All matters shown on the recorded plat including set back lines, rights-of-way, and easements.
3. All easements, rights-of-way, covenants, conditions, restrictions and reservations of record.
4. Current zoning classification.
5. Mining and mineral rights not owned by Grantor.

**TO HAVE AND TO HOLD** the Property to said Grantee, her heirs and assigns forever, subject to the matters described above.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Ross L. and Jeri Robinson  
139 Admiralty Way, NW

Grantee's Name and Mailing Address:

Sonja N. Hardy  
412 Village Place

Milledgeville, Ga. 31061

Pelham, Al.

Property Address: 412 Village Place, Pelham, Al.

Purchase Price: \$255,000.00

The Purchase Price of the Property can be verified by the closing statement.

10th IN WITNESS WHEREOF, Grantors have executed this Statutory Warranty Deed on this the day of February, 2017.

GRANTORS:

WITNESS:

[Handwritten Signature]

[Handwritten Signature]  
ROSS L. ROBINSON

[Handwritten Signature]  
JERI ROBINSON

STATE OF GEORGIA )  
BALDWIN COUNTY )

I, the undersigned Notary Public in and for said County and said State, hereby certify that Ross L. Robinson and Jeri Robinson, husband and wife, whose names are signed to the foregoing Statutory Warranty Deed and who are known to me acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of February, 2017.

[Handwritten Signature]  
Notary Public

Name: Tina Harrison

My commission expires: 9-7-18



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