


This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Thomas Webster Robbins
269 Hwy. 335
Chelsea, AL 35043

Shelby County, AL 09/13/2017
State of Alabama
Deed Tax:\$75.00

This instrument was prepared by:
Lindsey J. Allison, Esq.
P. O. Box 380275
Birmingham, AL 35238


20170913000333810 1/3 \$96.00
Shelby Cnty Judge of Probate, AL
09/13/2017 02:43:05 PM FILED/CERT

Quitclaim Deed With Life Estate

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Thomas Webster Robbins, an unmarried man, and Susan Virginia Graham a/k/a Susan Virginia Lester, an unmarried woman** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Susan Virginia Lester, an unmarried woman** (herein referred to as Grantee, whether one or more), with a Life Estate for the use of THOMAS WEBSTER ROBBINS, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

DESCRIPTION:

A parcel of land containing 2.00 acres in the NE ¼ of the SE ¼ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said ¼ ¼ section, Thence run South along the East ¼- ¼ line 425.00 feet, Thence run South 66 deg. 00 min. 00.sec. West a distance of 285.00 feet, Thence run South 78 deg. 00 min. 00 sec. West a distance of 210.73 feet to the point of beginning; Thence continue last court 94.27 feet, Thence run South 42 deg. 00 min. 00. sec. West a distance of 358.33 feet to a point on the centerline of a paved county road #335, thence run South 28 deg. 28 min. 21. sec. East along said centerline a distance of 117.07 feet, Thence run North 88 deg. 23 min. 18 sec. East a distance of 246.28 feet, Thence run North 63 deg. 23 min. 18 sec. East a distance of 8.56 feet, Thence run North a distance of 371.11 feet to the point of beginning. LESS AND EXCEPT that part lying in public right-of-way.

Subject to:

- 1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**
- 2. All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.**

Grantor reserves, for THOMAS WEBSTER ROBBINS, the full possession, benefit, and use of the described

property during the natural life of THOMAS WEBSTER ROBBINS, so long as no third parties are allowed to live in or on said property during the lifetime of THOMAS WEBSTER ROBBINS. THOMAS WEBSTER ROBBINS shall be responsible for maintenance of said property and the payment of all property taxes, insurance and upkeep of said property and shall cause no waste of same.

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama; case styled Susan Lester Robbins v. Thomas Webster Robbins, Case Number DR2017-900494.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 13 day of SEPTEMBER, 2017.

Thomas Webster Robbins
Thomas Webster Robbins

Susan Virginia Graham
Susan Virginia Lester
Susan Virginia Graham a/k/a Susan Virginia Lester

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Thomas Webster Robbins, 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/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 13 day of SEPTEMBER, 2017.

SUSAN MCALISTER
Notary Public
Alabama State at Large

Susan McAlister
Notary Public
My Commission Expires: 5/15/21

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan Virginia Graham a/k/a Susan Virginia Lester, 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/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 13 day of SEPTEMBER, 2017.

20170913000333810 2/3 \$96.00
Shelby Cnty Judge of Probate, AL
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Susan McAlister
Notary Public
My Commission Expires: 5/15/21

SUSAN MCALISTER
Notary Public
Alabama State at Large

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Thomas Webster Roberts
Mailing Address 269 Hwy 335
Chelsea, AL 35043

Grantee's Name Juan Virginia Leslie
Mailing Address (Roberts)
269 Hwy 335
Chelsea, AL 35043

Property Address 269 Hwy 335
Chelsea, AL 35043

Date of Sale 9-12-17

Total Purchase Price \$ (Invoice)

or Actual Value \$ 75,000.00

or Assessor's Market Value \$ _____



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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
- Other Invoice

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 9-13-17

Print Loroxey Acosta

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one