

20210805000379270
08/05/2021 10:46:37 AM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

118 Mooney Rd
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Ashley N. Robbins, Married, in hand paid by the GRANTEE(S), Samuel J. Smith and Teneal D. Smith, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, according to the Map of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Probate Office of Shelby County, Alabama and the following described parcel:

Begin at the NE corner of Lot 3 of Fairway Meadows, as recorded in Map Book 34, Page 81, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the Point of Beginning; thence N 85 degrees, 55 minutes, 21 seconds E, a distance of 75.17 feet; thence S 00 degrees, 00 minutes, 00 seconds E, a distance of 204.32 feet to the Northerly R.O.W. of Mooney Road; thence S 88 degrees, 44 minutes, 32 seconds W and along said R.O.W. line, a distance of 75.00'; thence N 00 degrees, 00 minutes, 00 seconds E, a distance of 200.62 feet to the Point of Beginning.

NOTE: \$202,020.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Book 2014120800385610.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

Ashley N. Gray and Ashley N. Robbins are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 30th day of July, 2021.

Ashley N Robbins
Ashley N. Robbins

STATE OF ALABAMA)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Ashley N. Robbins is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2021.

Melodie Murray
NOTARY PUBLIC
My Commission Expires: 10/05/2024

Address of Grantee:
118 Mooney Rd
Columbiana, AL 35051
Real Value: \$200,000.00

Address of Grantor:
775 Alice Hall Rd
Golden, MS 38947

Property Address:
118 Mooney Road
Columbiana, AL 35051



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2021 10:46:37 AM
\$26.00 JOANN
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Allie S. Bayl