20221209000447530 12/09/2022 02:08:15 PM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Michael Thomas Robinson & Deborah Marie Robinson 4600 S. Lakeridge Drive Hoover, AL 35244

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STATE OF ALABAMA)		
) JOINT W	TTH RIGHT OF SUI	RVIVORSHIP
COUNTY OF SHELBY) WARRAN	NTY DEED	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$850,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, RHONDA S. MACK nka RHONDA S. MACK RHODES and DANNY RHODES wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, MICHAEL THOMAS ROBINSON and DEBORAH MARIE ROBINSON (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 14, according to the Amended Map of Lakeridge Subdivision, as recorded in Map Book 12, Page 51, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$436,900.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Rhonda S. Mack and Rhonda S. Mack Rhodes are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 8th day of December, 2022.

RHONDA S. MACK RHODES

DANNY RHODES

STATE OF ALABAMA

COUNTY OF JEFFERSON

)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that RHONDA S. MACK RHODES and DANNY RHODES, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS-WHEREOF, I have hereunto set my hand and seal this the 8th day of December,

2022.

NOTARY PUBLIC

My commission expires:

Notary Public, Alabama State at Large
Malcolm Stewart McLeod

Malcolm Stewart McLeod

Expires 8/15/2026

Real Estate Sales Validation Form

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

Grantor's Name	RHONDA S. MACK RHODES and DANNY RHODES	MICHAEL THOMAS ROBINSON and DEBORAH MARIE ROBINSON Grantee's Name
Mailing Address	4600 S. LAKERIDGE DR HOOVER, AL 35244	Mailing Address 4600 S. LAKERIDGE DR HOOVER, AL 35244
Property Address	4600 S. LAKERIDGE DR	Date of Sale December 8, 2022
	HOOVER, AL 35244	- -
		Total Purchase Price \$850,000.00 or
		Actual Value \$
		or Assessor's Market Value \$
	e or actual value claimed on this form of of documentary evidence is not require	can be verified in the following documentary evidence: (check
Bill of Sale		Appraisal
Sales Contraction X_Closing State		Other
If the conveyance of this form is not r	equired.	ntains all of the required information referenced above, the filing
Grantor's name an		structions
current mailing add		of the person or persons conveying interest to property and their
Grantee's name ar conveyed.	nd mailing address - provide the name	of the person or persons to whom interest to property is being
	the physical address of the property beerty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
Total purchase prid the instrument offe		ase of the property, both real and personal, being conveyed by
	for record. This may be evidenced by	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	operty as determined by the local offici	the current estimate of fair market value, excluding current use all charged with the responsibility of valuing property for property ed pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand	-	formation contained in this document is true and accurate. I his form may result in the imposition of the penalty indicated in
Date <u>December</u>	8, 2022	Print <u>Malsolm S. McLeod</u>
Unattested		Sign
"\ 	(verified by)	Grantor/Grantee/Owner/Agent) circle one
	Filed and Re	The state of the s
	Official Publ Judge of Pro	lic Records bate, Shelby County Alabama, County
File 22784	Clerk	Form RT-1



Shelby County, AL 12/09/2022 02:08:15 PM \$442.50 PAYGE

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