

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Robyn Roberson
PO Box 411
Columbiana AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY ONE THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$31,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Ruby Nell Roberson, a single woman (herein referred to as Grantor)*** grant, bargain, sell and convey unto ***Ruby Nell Roberson and Robyn Roberson (herein referred to as Grantees)***, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

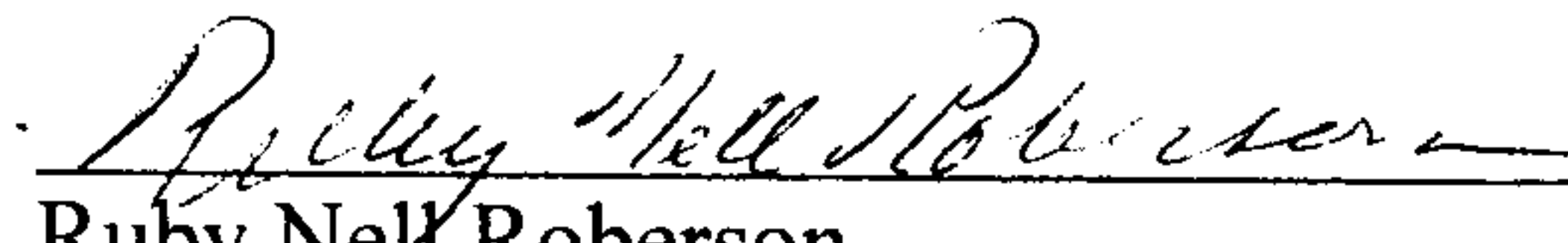
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2014.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of February, 2014.


Ruby Nell Roberson

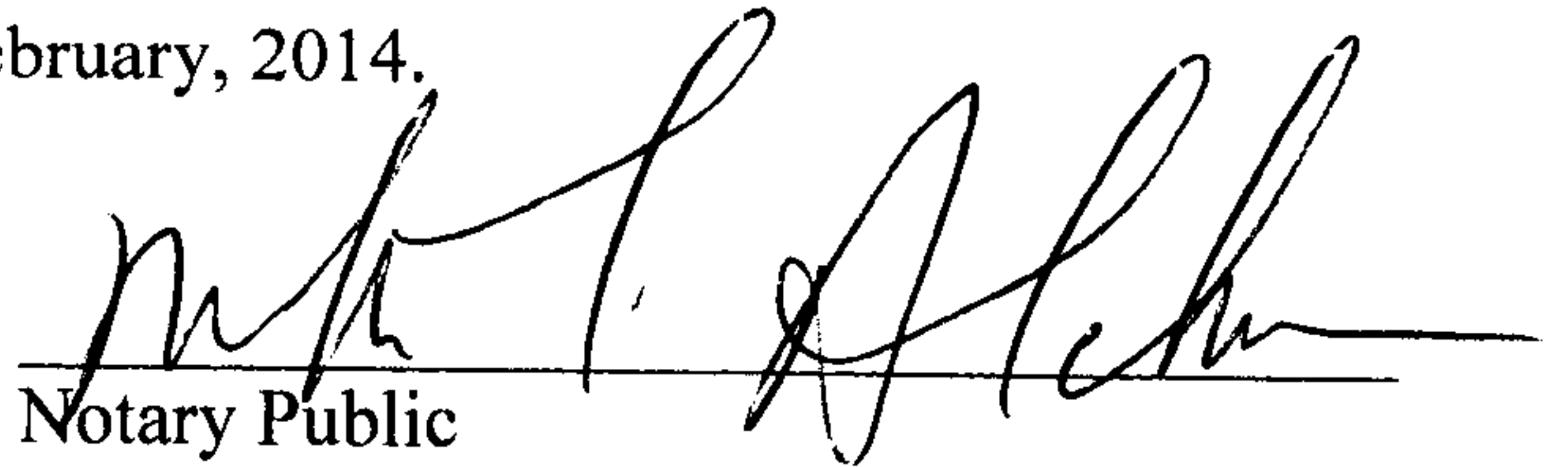
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Ruby Nell Roberson***, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of February, 2014.


20140206000034000 1/3 \$51.50
Shelby Cnty Judge of Probate, AL
02/06/2014 10:50:24 AM FILED/CERT

Shelby County, AL 02/06/2014
State of Alabama
Deed Tax: \$31.50


Notary Public
My Commission Expires:

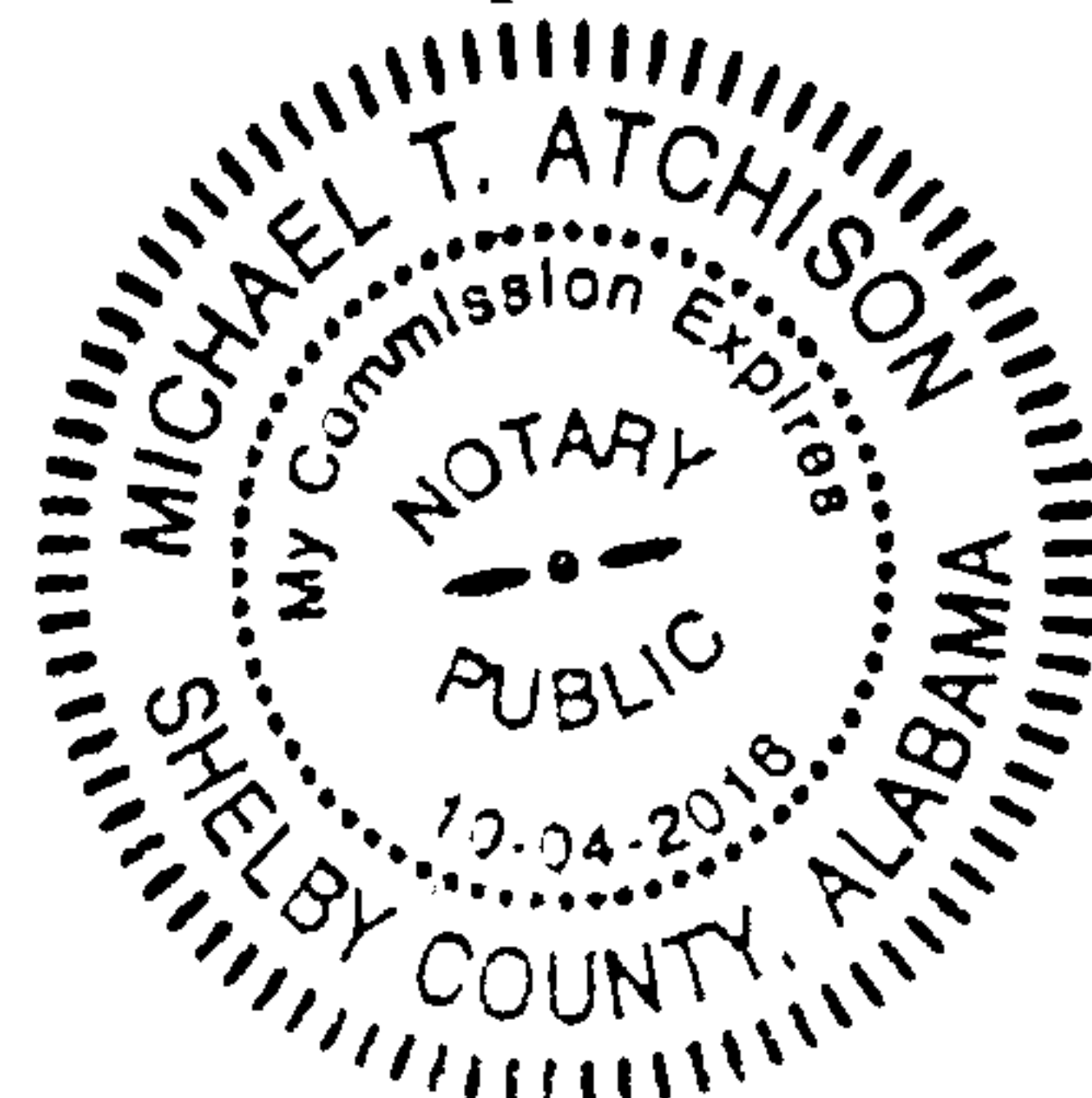


EXHIBIT A
LEGAL DESCRIPTION

PARCEL "A":

Beginning at the Southwest corner of the NE 1/4 of SE 1/4, Section 34, Township 21 South, Range 1 East (Iron Rail Corner found in place); thence run North 00 deg. 00 min. 14 sec. West along the West boundary line of said 1/4-1/4 Section a distance of 1142.31 feet to a point on the South 40-foot right of way line of County Highway 28; thence turn an angle of 94 deg. 32 min. 59 sec. to the right and run South 85 deg. 27 min. 15 sec. East along said 40-foot right of way line a distance of 331.59 feet to a point; thence turn an angle of 85 deg. 09 min. 39 sec. to the right and run South 00 deg. 17 min. 36 sec. East a distance of 1125.16 feet to a point on the South boundary line of the said NE 1/4 of SE 1/4; thence turn an angle of 91 deg. 50 min. 45 sec. to the right and run North 88 deg. 26 min. 51 sec. West along said 1/4-1/4 line a distance of 336.35 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama.

According to survey of Lewis H. King, Jr., Reg. L.S. #12487, dated October 1, 1980.



20140206000034000 2/3 \$51.50
Shelby Cnty Judge of Probate: AL
02/06/2014 10:50:24 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ruby Nell Roberson Grantee's Name Robyn Roberson
Mailing Address 5176 Hwy 28 Mailing Address PO Box 411
Columbiana AL Columbiana AL
35051 35051

Property Address 5176 Hwy 28 Date of Sale 2-4-2014
Columbiana AL Total Purchase Price \$ Gift
35051 Or
Actual Value \$ _____
Or
Assessors Market Value \$ 31,500.00
1/2 FMV

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/2 tax Value
☐ Closing Statement

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 2-4-14 Print Ruby Nell Roberson
☐ Unattested _____ Sign Ruby Nell Roberson
(verified by) (Grantor/Grantee/Owner/Agent) circle one

