

SEND TAX NOTICE TO:

Mrs. Mel Robinson
1101 Brookhill
Birmingham, AL 35223

This instrument was prepared by

A. Eric Johnston, Esquire
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242


20140318000075160 1/2 \$137.50
Shelby Cnty Judge of Probate, AL
03/18/2014 03:15:05 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA) **KNOW ALL MEN BY THESE PRESENTS:**
SHELBY COUNTY)

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Mel D. Robinson**, an unmarried woman (herein referred to as grantor,), grant, bargain, sell and convey unto **Melvinia Dorrough Robinson or Mark Dorrough Robinson, or any successor Trustee, of The Mel Robinson Family Trust** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

A lot or parcel of land in the Town of Montevallo, particularly described as follows, to-wit: Beginning at the Westernmost corner of Block "K" according to the map of Lyman's Addition to the Town of Montevallo, as recorded in the Office of the Probate Judge of said Shelby County, said Point of Beginning being the point of intersection of the Northeast line of Plowman Street with the Easternmost line of King Street, running thence Southeast along the said line of Plowman Street a distance of 66 feet; thence Northeast perpendicular to said Plowman Street, a distance of 100 feet; thence Northwesterly parallel with said Plowman Street to said Easternmost Line of King Street and thence Southwesterly along said last mentioned line to the point of beginning.

Subject only to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

E. S. Robinson was the spouse of Mel D. Robinson, who predeceased her.

NO TITLE OPINION GIVEN.

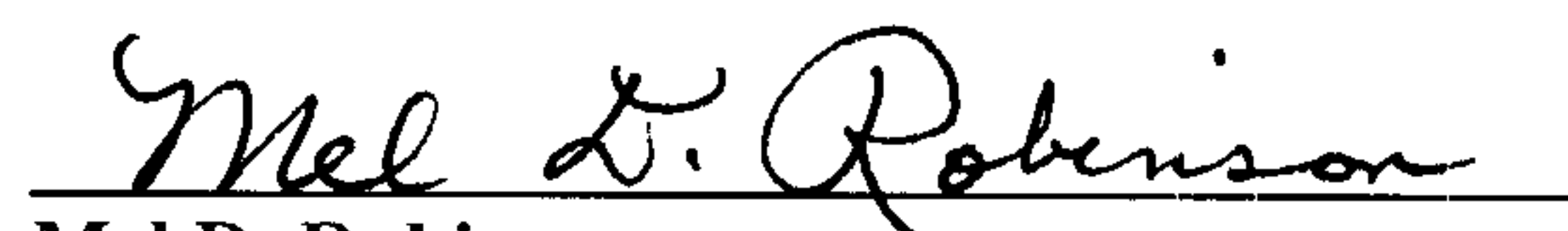
This is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of February, 2014.

Shelby County, AL 03/18/2014
State of Alabama
Deed Tax: \$119.50


Mel D. Robinson

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, A. Eric Johnston, a Notary Public in and for said County, in said State, hereby certify that **Mel D. Robinson**, 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 24th day of February, 2014.


Notary Public
My Commission Expires: 2-3-2016

Real Estate Sales Validation Form

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

Grantor's Name Mel D. Robinson
Mailing Address 1101 Brookhill
Birmingham, AL 35223

Grantee's Name Melvinia D. Robinson or Mark
Dorrough Robinson, or any
Mailing Address successor Trustee of The Mel
Robinson Family Trust
1101 Brookhill
Birmingham, AL 35223

Property Address Casa Bonito Apt
Monticello, AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 119,200.00

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 Tax Assessor's Notice
☐ 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 in the property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in the property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, as 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, including 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).

Unattested _____
(verified by) _____
Print A. Eric Johnston
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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