

20150805000270060  
08/05/2015 02:21:23 PM  
DEEDS 1/10

**This Document Prepared By:**

Ruby Lee Rollan  
958 Kent Dairy Road  
Alabaster, Alabama 35007

**After Recording Send Tax Notice To:**

Ruby Lee Rollan  
958 Kent Dairy Road  
Alabaster, Alabama 35007

Assessor's Parcel Number: 23-5-15-0-001-026.026

**WARRANTY DEED**

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Ruby Lee Rollan, a single woman, and Rachel Rollan Smith, formerly known as Rachel N. Rollan, a married woman, and joined by her spouse Michael David Smith, and Sheena Rollan Easterling, formerly known as Sheena R. Burk, a married woman, and joined by her spouse Anthony Wesley Easterling,** (herein referred to as grantor, whether one or more), whose mailing address is 958 Kent Dairy Road, Alabaster, Alabama 35007, grant, bargain, sell and convey unto **Ruby Lee Rollan, a single woman,** (herein referred to as grantee, whether one or more), whose mailing address is 958 Kent Dairy Road, Alabaster, Alabama 35007, the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 958 Kent Dairy Road, Alabaster, Alabama 35007

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and easements now of record, if any.

AND I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **Ruby Lee Rollan** have hereunto set my (our) hand(s) and seal(s), this 17TH day of JUNE, 2015.

Ruby Lee Rollan  
Ruby Lee Rollan

#### General Acknowledgement

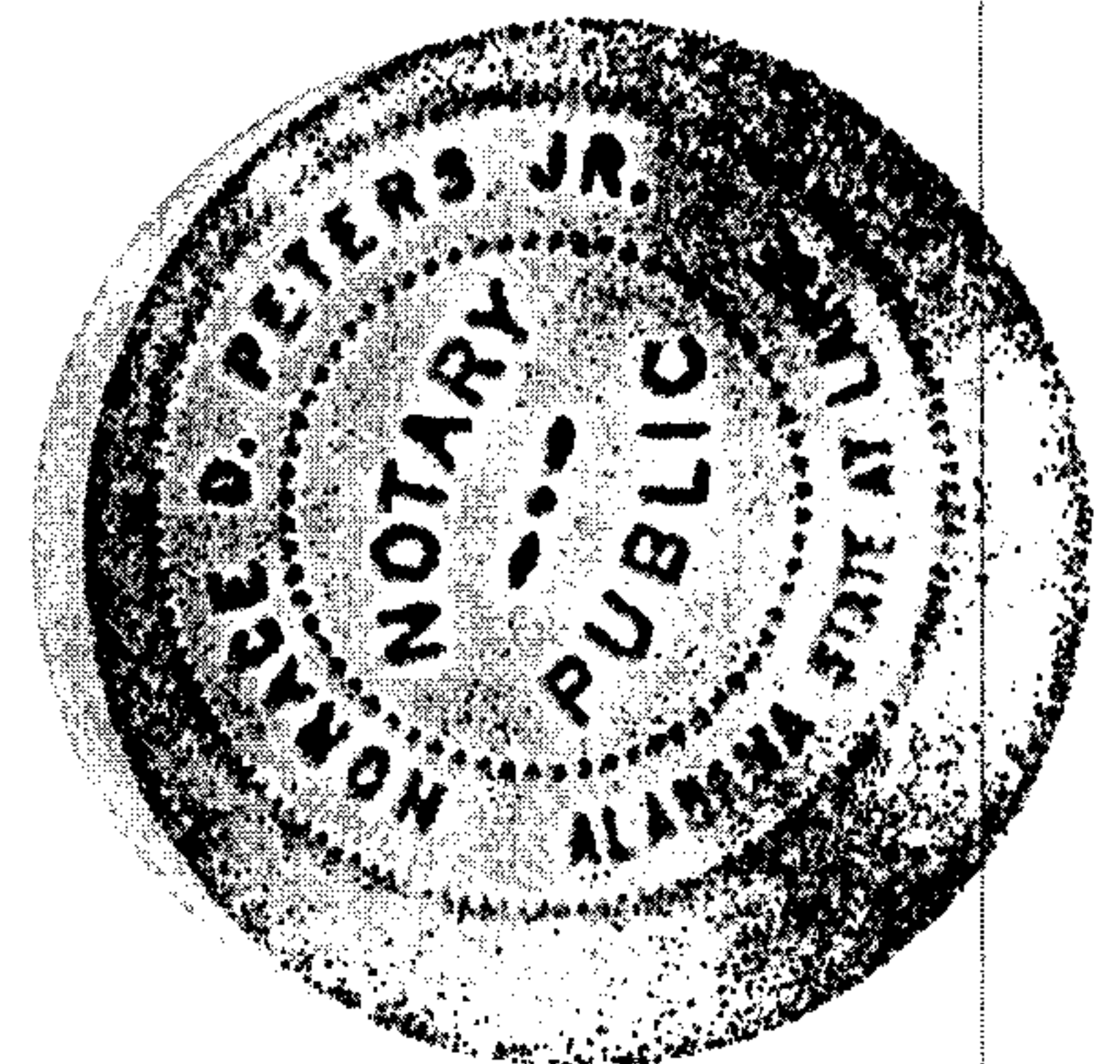
STATE OF ALABAMA  
SHELBY COUNTY

I, HORACE D. PETERS JR a Notary Public in and for said County, in said State, hereby certify that **Ruby Lee Rollan**, whose name(s) 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

#### NOTARY STAMP/SEAL

Given under my hand and official seal of office this 17TH day of JUNE, 2015.

Horace D. Peters Jr  
NOTARY PUBLIC  
My Commission Expires: 08/15/2015



## ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

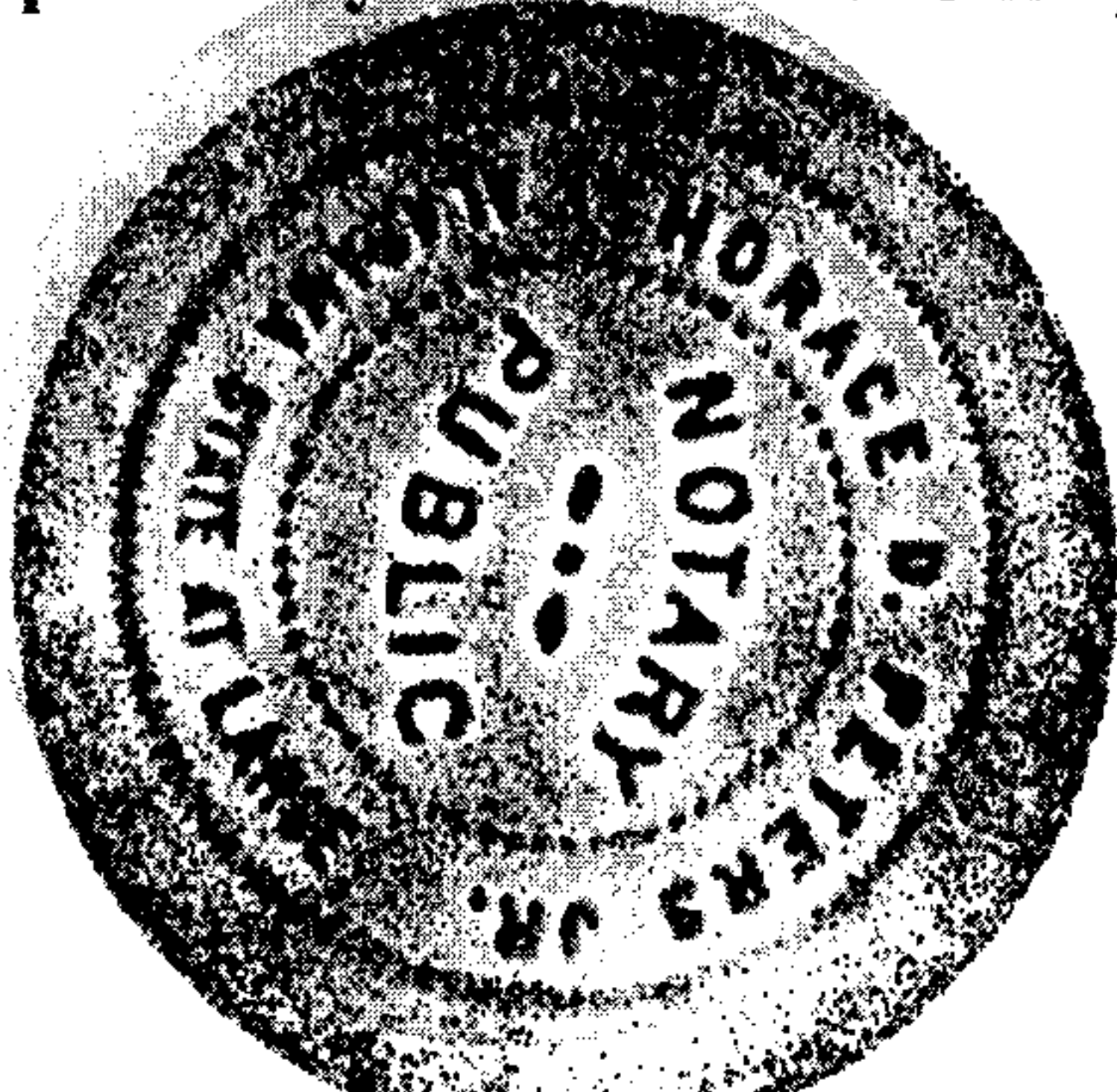
State of ALABAMA

County of STEELE

On 6/17/15 before me, HORACE D. PETERS JR  
DATE NAME OF NOTARY PUBLIC

personally appeared RUBY LEE ROLLAN, SHEENA R. BURK, AND ANTHONY WESLEY EASTERLING JR  
NAME(S) OF SIGNER(S)

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

Horace D. Peters Jr.  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

### DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT

\_\_\_\_\_  
TITLE OR TYPE OF DOCUMENT

\_\_\_\_\_  
NUMBER OF PAGES

\_\_\_\_\_  
DATE OF DOCUMENT

\_\_\_\_\_  
SIGNER(S) OTHER THAN NAMED ABOVE



IN WITNESS WHEREOF, **Sheena Rollan Easterling f/k/a Sheena R. Burk and Anthony Wesley Easterling** have hereunto set my (our) hand(s) and seal(s), this 17<sup>TH</sup> day of JUNE, 2015.

*Sheena Rollan Easterling f/k/a  
Sheena R. Burk*

\_\_\_\_\_  
Sheena Rollan Easterling f/k/a  
Sheena R. Burk

*Anthony Wesley Easterling*  
\_\_\_\_\_  
Anthony Wesley Easterling

General Acknowledgement

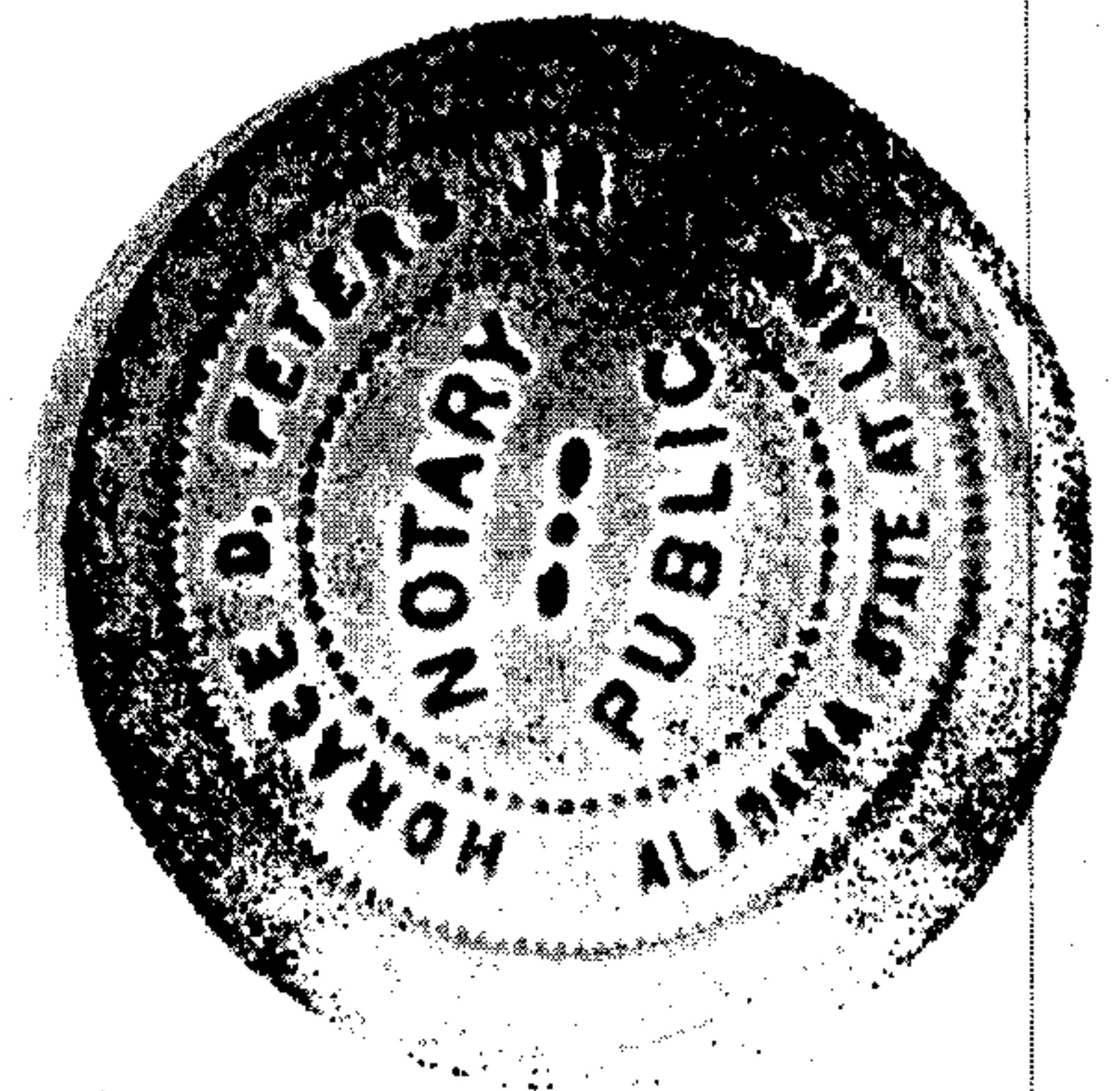
STATE OF ALABAMA  
STEELE COUNTY

I, HORACE D. PETERS JR. a Notary Public in and for said County, in said State, hereby certify that **Sheena Rollan Easterling f/k/a Sheena R. Burk and Anthony Wesley Easterling**, whose name(s) 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 17<sup>TH</sup> day of JUNE, 2015.

*Horace D. Peters Jr.*  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 08/15/2015



ALL-PURPOSE ACKNOWLEDGMENT

State of Florida

County of OKALOOSA

On June 18, 2015 before me, Adrian Winstead  
DATE NAME OF NOTARY PUBLIC

personally appeared RACHEL ROLLAN SMITH F/K/A RACHEL N. ROLLAN  
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ADRIAN WINSTEAD  
 NOTARY PUBLIC, STATE OF FLORIDA  
 COMMISSION NO. FF 219627  
 MY COMMISSION EXPIRES MAY 11, 2019

Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

[Signature]  
SIGNATURE OF NOTARY

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DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE  
 MUST BE ATTACHED  
 TO THE DOCUMENT  
 DESCRIBED AT RIGHT

WARRANTY DEED  
TITLE OR TYPE OF DOCUMENT

6  
NUMBER OF PAGES

JUNE 18, 2015  
DATE OF DOCUMENT

None  
SIGNER(S) OTHER THAN NAMED ABOVE

IN WITNESS WHEREOF, **Rachel Rollan Smith f/k/a Rachel N. Rollan and Michael David Smith** have hereunto set my (our) hand(s) and seal(s), this 18<sup>th</sup> day of JUNE, 2015.

Rachel Rollan Smith f/k/a

Rachel N. Rollan

Rachel Rollan Smith f/k/a  
Rachel N. Rollan

Michael David Smith

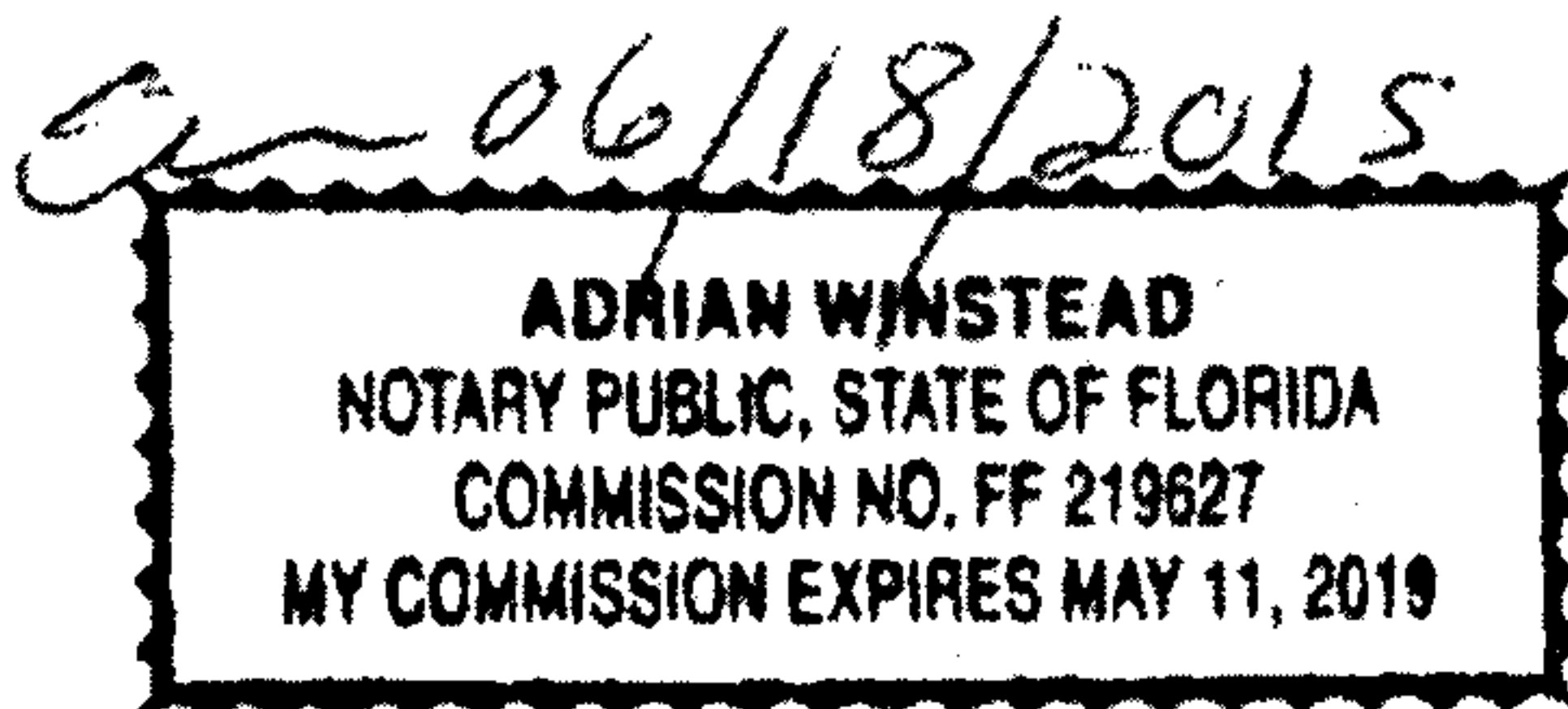
Michael David Smith

General Acknowledgement

STATE OF FLORIDA  
OKALOOSA COUNTY

I, ADRIAN WINSTEAD a Notary Public in and for said County, in said State, hereby certify that **Rachel Rollan Smith f/k/a Rachel N. Rollan and Michael David Smith**, whose name(s) 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL



Given under my hand and official seal of office this 18<sup>th</sup> day of JUNE, 2015.

[Signature]  
NOTARY PUBLIC

My Commission Expires: MAY 11, 2019



## ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

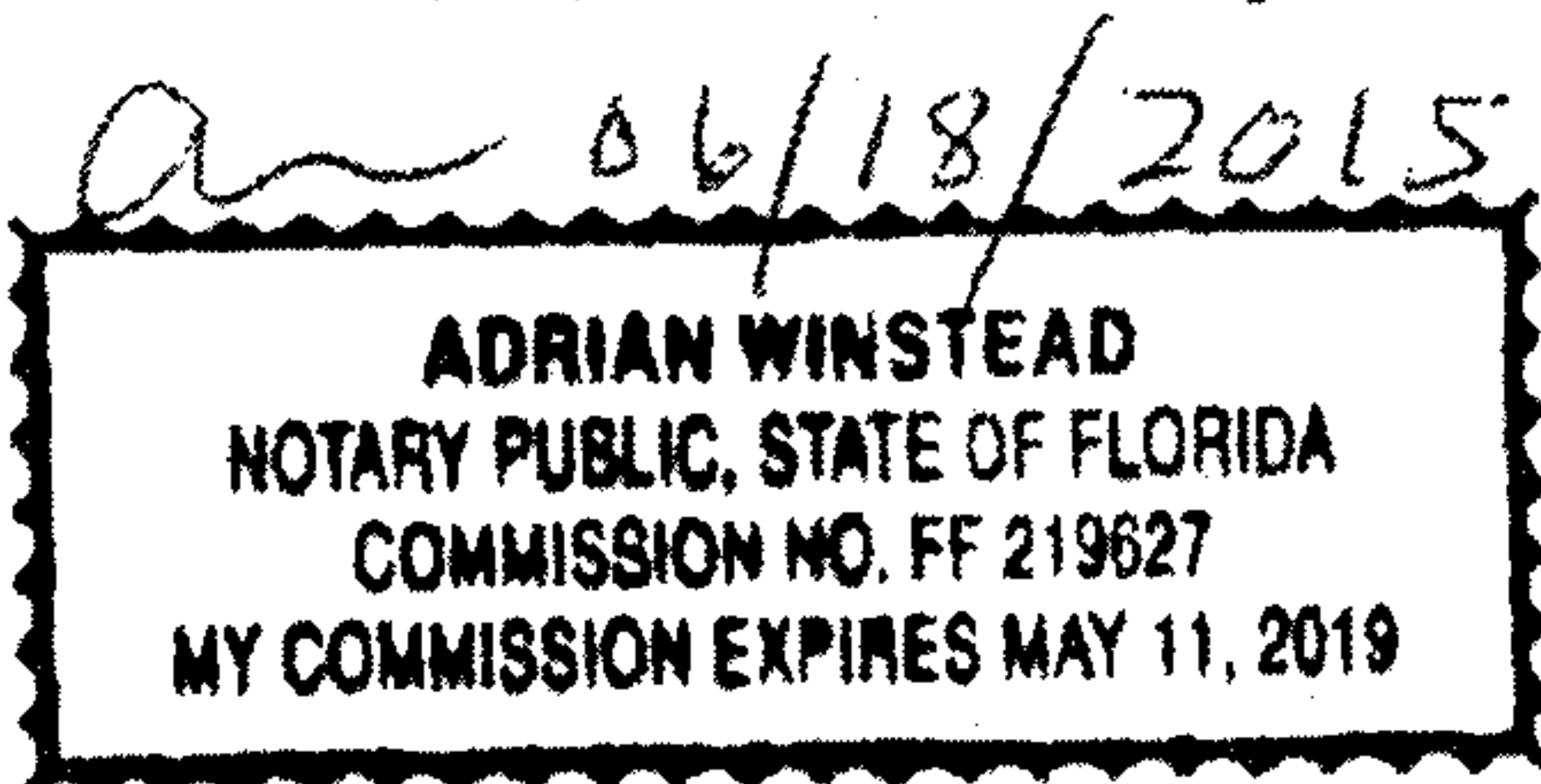
State of FLORIDA

County of OKALOOSA

On 06/18/2015 before me, ADRIAN WINSTEAD  
(DATE) (NAME OF NOTARY PUBLIC)

personally appeared F/K/A RACHEL N. ROLLAN AND MICHAEL DAVID SMITH  
(NAME(S) OF SIGNER(S))

personally known to me OR proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here

[Signature]  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

### DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT

WARRANTY DEED  
TITLE OR TYPE OF DOCUMENT  
056  
NUMBER OF PAGES  
JUNE 18, 2015  
DATE OF DOCUMENT  
NONE  
SIGNER(S) OTHER THAN NAMED ABOVE

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED SHELBY COUNTY, ALABAMA TO-WIT:

S ONE HALF OF S ONE HALF OF TWO ACRES ON THE EAST SIDE OF THE NW ONE QUARTER OF THE NW ONE QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY OF SAID SECTION 528.00 FEET; THENCE TURN 89 DEG. AND 00 MIN. TO THE RIGHT IN A SOUTHERLY DIRECTION 499.0875 FEET TO THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUE IN SAID SOUTHERLY DIRECTION A DISTANCE OF 166.3625 FEET TO A POINT; THENCE TURN 89 DEG. 00 MIN. TO THE LEFT IN AN EASTERLY DIRECTION 132.00 FEET; THENCE TURN 91 DEG. AND 00 MIN. TO THE LEFT IN A NORTHERLY DIRECTION 166.3625 FEET; THENCE TURN 89 DEG. AND 00 MIN. TO THE LEFT IN A WESTERLY DIRECTION 132.00 FEET TO THE POINT OF BEGINNING, ALL BEING THE S ONE HALF OF THE SAME PROPERTY CONVEYED TO JOHNNIE R. LENNING BY ANDERSON A. DUNCAN AND WIFE, HAZEL ROLLAN DUNCAN, DATED SEPTEMBER 8, 1972, AND RECORDED IN DEED BOOK 279, PAGE 328 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

AND ALSO

A PART OF THE NW ONE QUARTER OF THE NW ONE QUARTER OF SECTION 15, TOWNSHIP 21, RANGE 1 WEST AND DESCRIBED MORE PARTICULARLY AS FOLLOWS: BEGINNING AT A POINT 660 FEET EAST OF THE NORTHWEST CORNER OF SAID FORTY ACRES AND RUN SOUTH PARALLEL TO THE WEST LINE OF SAID FORTY A DISTANCE OF 219.5 FEET TO A POINT THEN EAST 12 FEET TO A POINT, THEN NORTH NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 25 FEET EAST OF THE POINT OF BEGINNING, THEN 25 FEET WEST TO THE POINT OF BEGINNING.

AND ALSO

N ONE HALF OF TWO ACRES ON THE EAST SIDE OF THE NW ONE QUARTER OF THE NW ONE QUARTER OF THE NW ONE QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

A PARCEL OF LAND SITUATED IN THE NW ONE QUARTER OF THE NW ONE QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGES WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID SECTION A DISTANCE OF 519.20 FEET MEASURED, (531.46 FEET DEED) TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 26 (80 FEET RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING; THENCE S 89 DEGREES 28 MINUTES 41 SECONDS E, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 157.00 FEET; THENCE S 2 DEGREES 05 MINUTES 51 SECONDS W, LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 219.71 FEET MEASURED, (219.48 FEET MAP); THENCE N 89 DEGREES 25 MINUTES 08 SECONDS W A DISTANCE OF 143.98 FEET; THENCE N 1 DEGREE 18 MINUTES 02 SECONDS W A DISTANCE OF 219.59 FEET TO THE POINT OF BEGINNING.



**EXHIBIT "A"**  
**LEGAL DESCRIPTION (Continued)**

20 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES:

COMMENCE AT THE NW CORNER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST; THENCE IN AN EASTERLY DIRECTION ALONG THE NORTHERLY BOUNDARY OF SAID SECTION A DISTANCE OF 519.20 FEET MEASURED (531.46 FEET DEED) TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 26 (80 FEET RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING OF A 20 FOOT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AND LYING 20 FEET TO THE EAST OF AND PARALLEL TO THE WESTERLY BOUNDARY OF SAID EASEMENT; THENCE S 1 DEGREE 18 MINUTES 02 SECONDS E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 219.59 FEET TO THE END OF SAID EASEMENT.

Source of Title Ref.: Deed: Recorded 9-24-1985; BK 42, PG 268, Doc. No. \_\_\_\_\_

## 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 LEE ROLLAN	Grantee's Name	RUBY LEE ROLLAN
Mailing Address	958 KENT DAIRY ROAD ALABASTER, AL 35007	Mailing Address	958 KENT DAIRY ROAD ALABASTER, AL 35007
Property Address	958 KENT DAIRY ROAD ALABASTER, AL 35007	Date of Sale	06/17/2015
		Total Purchase Price	\$ 0
		or	
		Actual Value	\$ 0
		or	
		Assessor's Market Value	\$ 19,260.00

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)

- |  |  |
|--|--|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                 |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other ASSESSOR |
| <input type="checkbox"/> 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 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 6-17-15 Print JEFF DONNELLY

Unattested M Sign Jeff Donnelly  
(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
08/05/2015 02:21:23 PM  
\$60.50 CHERRY  
20150805000270060

Print Form

Form RT-1