

This instrument prepared by:
Sandy F. Johnson
3170 Highway 31 South
Pelham, AL 35124

SEND TAX NOTICE TO:
Taurean A. Robinson
274 Hillwood Ln.
Alabaster, AL 35007

20150824000292270
08/24/2015 08:19:25 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Twenty-Two Thousand Five Hundred And No/100 Dollars (\$122,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Roy E. Rogers and Linda Rogers Bixler, Personal Representatives of the Estate of Ruth Alice Rogers, deceased, Probate Court of Butts County, Georgia, Estate No. 15-77 (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Taurean A. Robinson and Amanda M. Robinson (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lots 11 and 12, Block 4, according to the Map and Survey of Resurvey of George's Subdivision of Keystone, Sector Three, recorded in Map Book 4, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Eighteen Thousand Eight Hundred Twenty-Five And No/100 Dollars (\$118,825.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Three Thousand Six Hundred Seventy-Five And No/100 Dollars (\$3,675.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

Ruth Alice Rogers is one and the same person as Ruth E. Rogers.

This Warranty Deed is recorded simultaneously with the Petition to Probate Will, Order Admitting Will to Probate, Letters Testamentary and Last Will and Testament in reference to the above designated Estate.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on August 19, 2015.

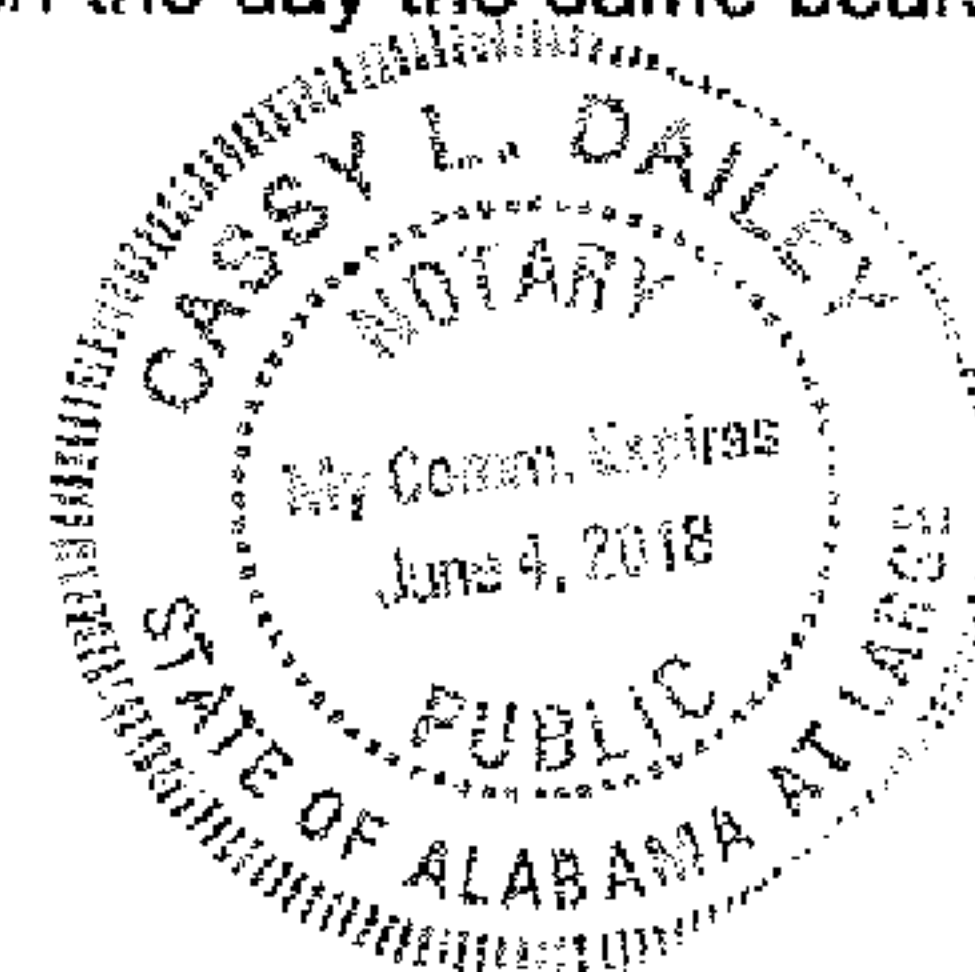
BY: Linda Rogers Bixler
Linda Rogers Bixler, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Linda Rogers Bixler, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Ruth Alice Rogers, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on 19th day of August, 2015.

Cassy L. Dailey
Notary Public
My commission expires:



Estate of Ruth Alice Rogers, deceased

BY: Roy E. Rogers
Roy E. Rogers, Personal Representative

STATE OF Georgia
COUNTY OF Butts

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roy E. Rogers, whose name is signed to the foregoing conveyance as Personal Representative of the Estate of Ruth Alice Rogers, deceased, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date as the act of and on behalf of said Estate.

Given under my hand and official seal on the 19 day of August, 2015.
Brenda Williamson
Notary Public
My commission expires: 28 Sept. 15

20150824000292270 08/24/2015 08:19:25 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/24/2015 08:19:25 AM
\$18.00 CHERRY
20150824000292270

James W. Fuhrmeister