

This Instrument was Prepared by:

Send Tax Notice To: Mark Allen Robison, Jr.

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-15-22448

589 Highway 49  
Columbiana, AL 35051

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20151125000406920 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
11/25/2015 12:57:02 PM FILED/CERT

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Freddie T. Coley, III and Carol Coley**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Allen Robison, Jr. and Christian Martin Robison** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

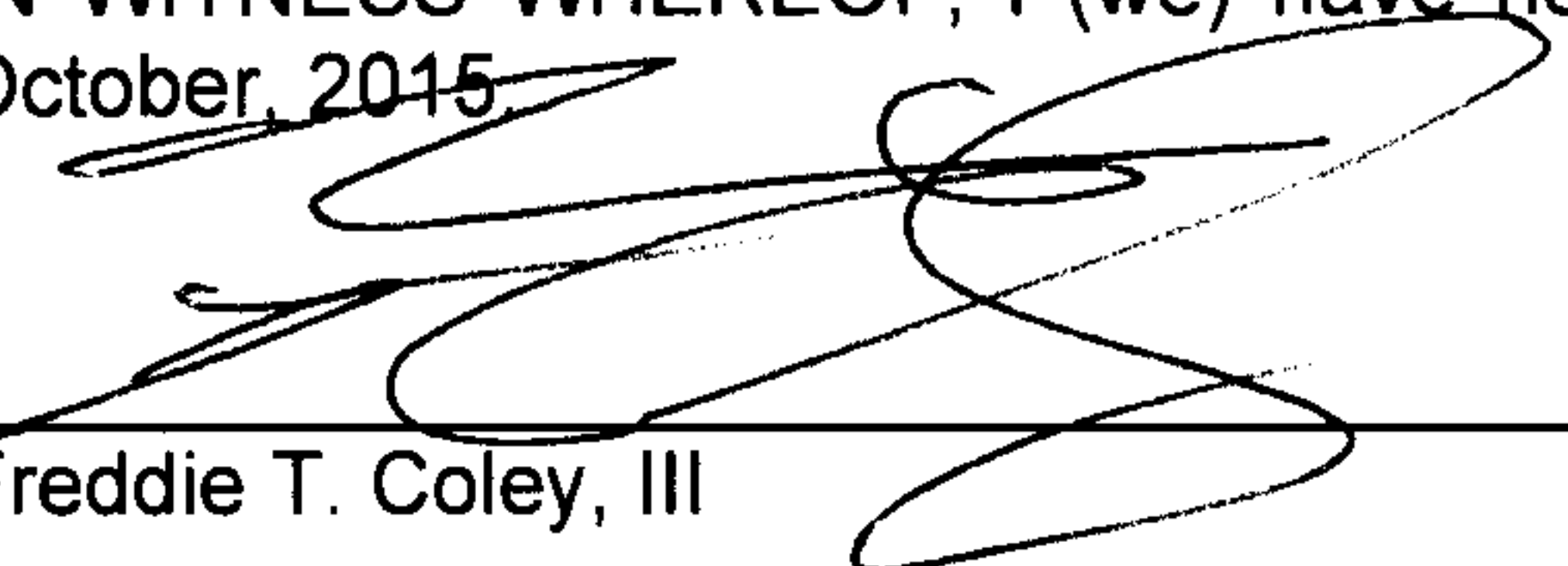
**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

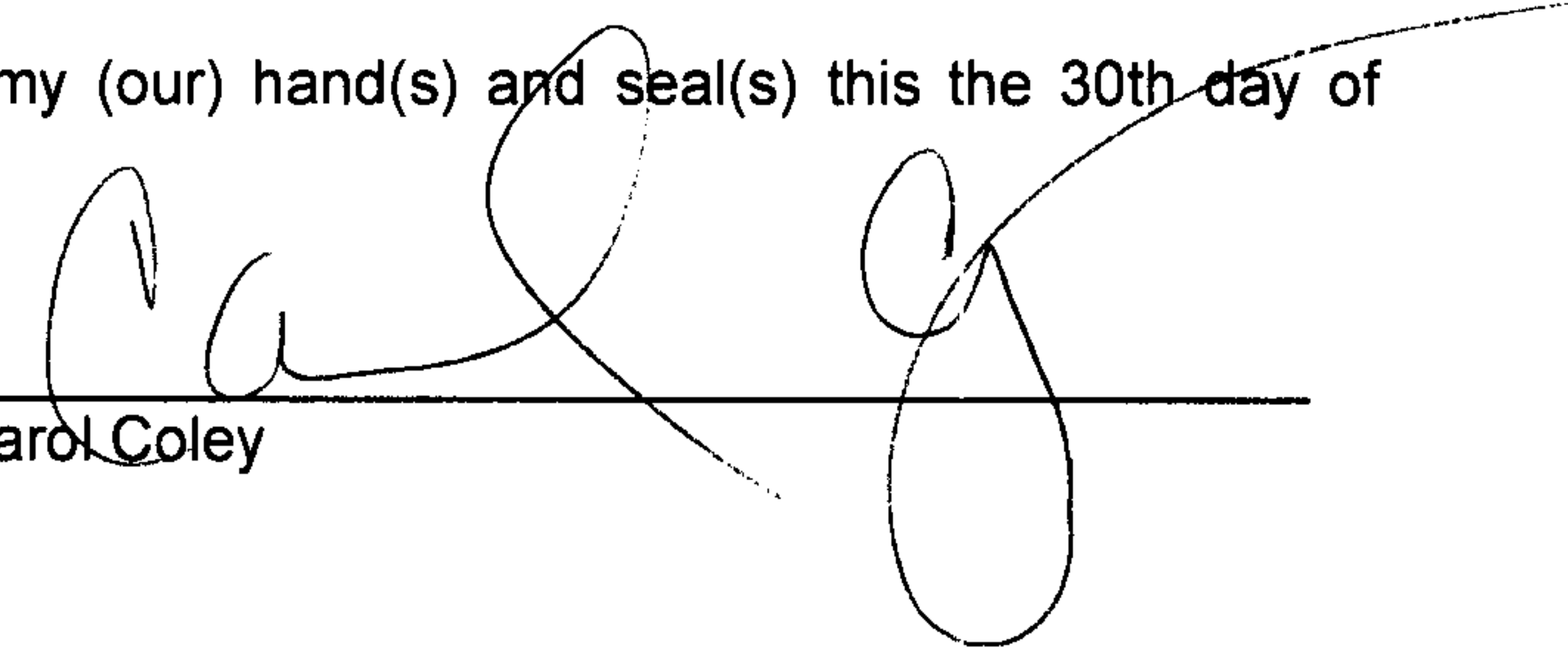
**\$165,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

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 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of October, 2015

  
\_\_\_\_\_  
Freddie T. Coley, III

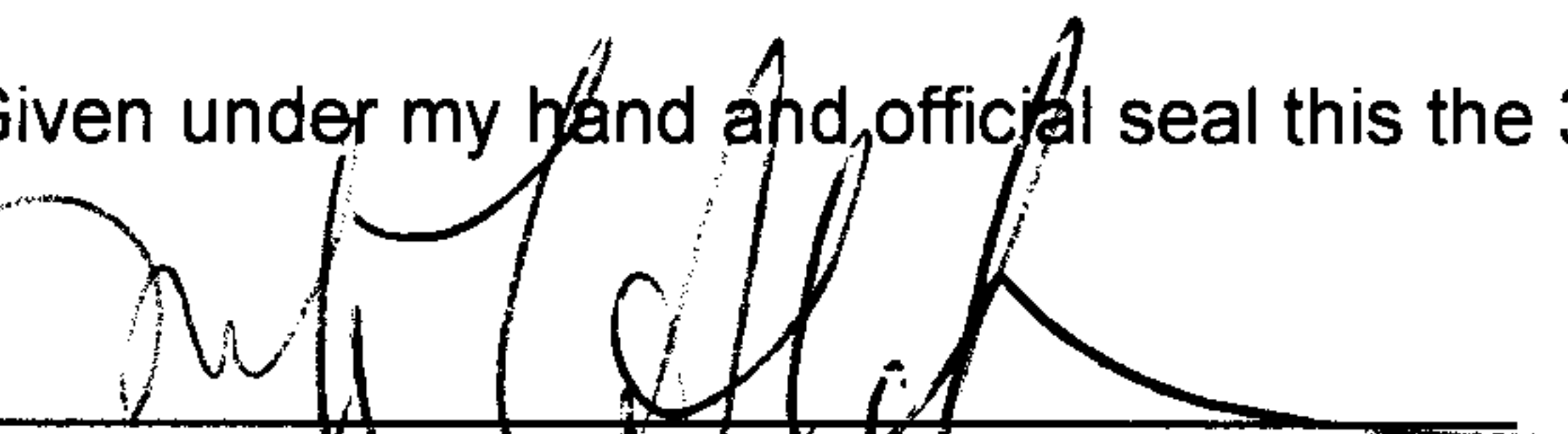
  
\_\_\_\_\_  
Carol Coley

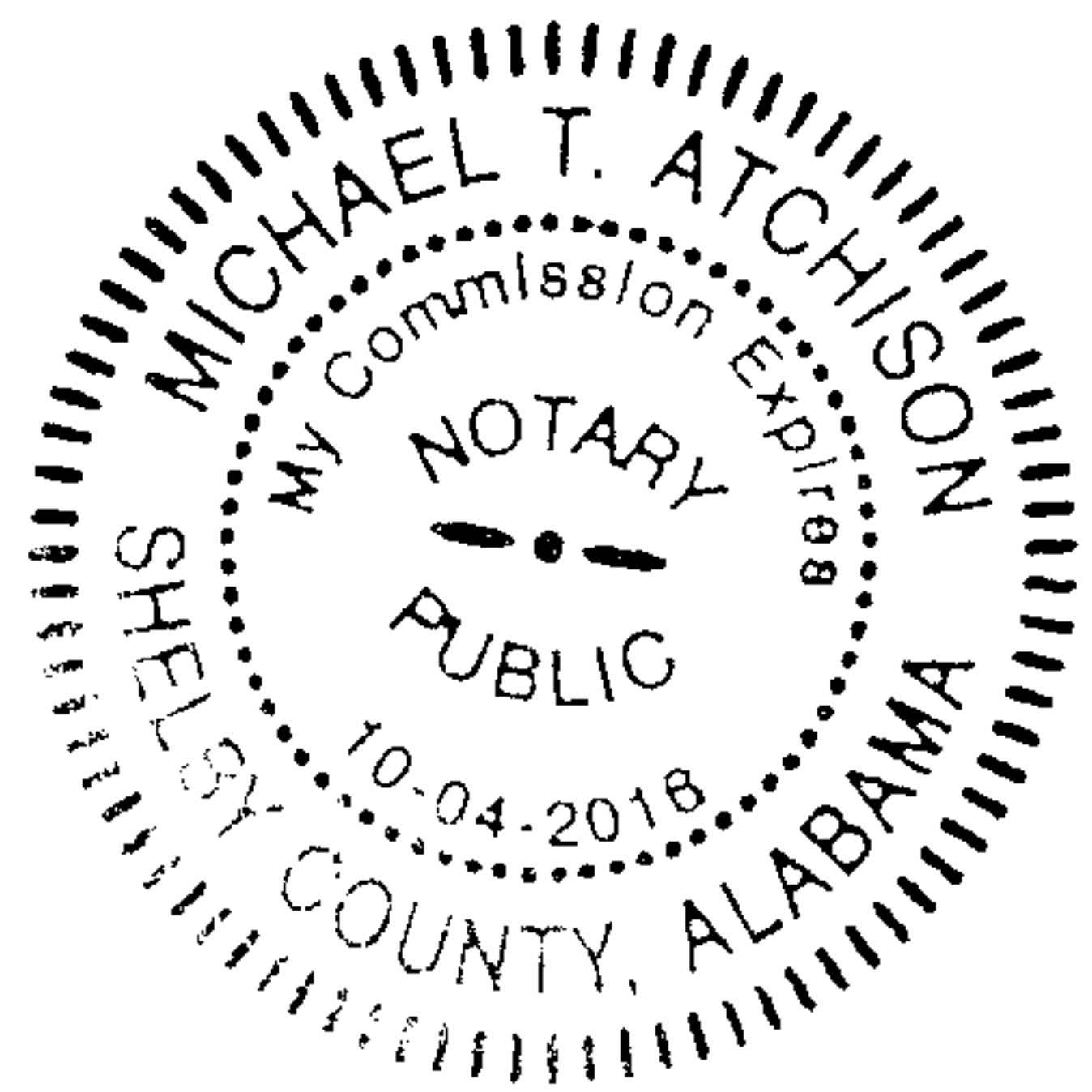
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Freddie T. Coley, III and Carol Coley, 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 conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2015.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016



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

Commence at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 21 South, Range 1 East, for the point of beginning; thence run South along a fence line for 398.79 feet; thence turn an angle of 88 degrees 36 minutes 51 seconds to the left and run along a fence line for 1300.40 feet to the West right of way line of Shelby County Highway No. 49; thence turn an angle of 91 degrees 01 minutes 31 seconds to the left and run along said highway right of way line for 194.50 feet; thence turn an angle of 89 degrees 59 minutes 42 seconds to the left and run 464.02 feet; thence turn an angle of 90 degrees 47 minutes 51 seconds to the right and run 288.28 feet; thence turn an angle of 89 degrees 55 minutes 33 seconds to the left and run 841.90 feet; thence turn an angle of 90 degrees 09 minutes 31 seconds to the left and run 73.63 feet to the point of beginning. Situated in Shelby County, Alabama




20151125000406920 2/3 \$21.00  
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**Real Estate Sales Validation Form**

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

Grantor's Name Freddie T. Coley, III  
Carol Coley  
Mailing Address 5217 Kirkwall Lane  
Birmingham, AL 35242  
Property Address 589 Highway 49  
Columbiana, AL 35051

Grantee's Name Mark Allen Robison, Jr.  
Mailing Address 589 Highway 49  
Columbiana AL 35051  
Date of Sale October 30, 2015  
Total Purchase Price \$165,000.00

or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_  
  
20151125000406920 3/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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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  
 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 of 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 October 29, 2015

Print Freddie T. Coley, III

Unattested  
\_\_\_\_\_  
(verified by)

Sign   
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one