

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Parkway, Suite 4

Pelham, AL 35124

Send Tax Notice to:

(Name) Taurean A. Robinson

(Address) 274 Hillwood Lane

Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

20170322000095870

03/22/2017 12:52:21 PM

DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **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,** the "Grantors" herein, in hand paid by **Taurean A. Robinson and Amanda M. Robinson, as joint tenants with right of survivorship,** the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

Lots 9, 10 and 13, 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.

Mineral and mining rights excepted.

- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said **Taurean A. Robinson and Amanda M. Robinson, as joint tenants, with right of survivorship,** and Grantee's 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 of 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.

Given under my hand and seal this 31 day of January, 2017.

Estate of Ruth Alice Rogers, deceased

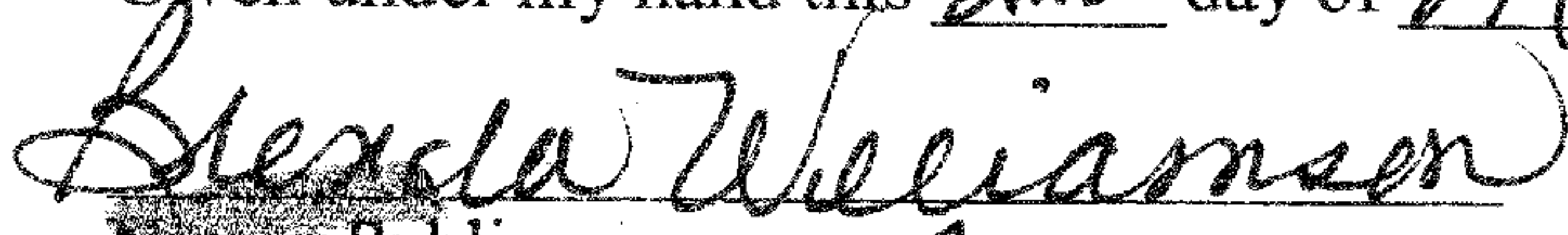


By: Roy E. Rogers
Its: Personal Representative

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 as the Personal Representative of the Estate of Ruth Alice Rogers, deceased, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand this 2nd day of March, 2017.


Notary Public

My Commission Expires February 2020

{INTENTIONALLY LEFT BLANK}

Estate of Ruth Alice Rogers, deceased

Linda Rogers Bixler

By: ~~Linda Rogers Bixler~~

Its: Personal Representative

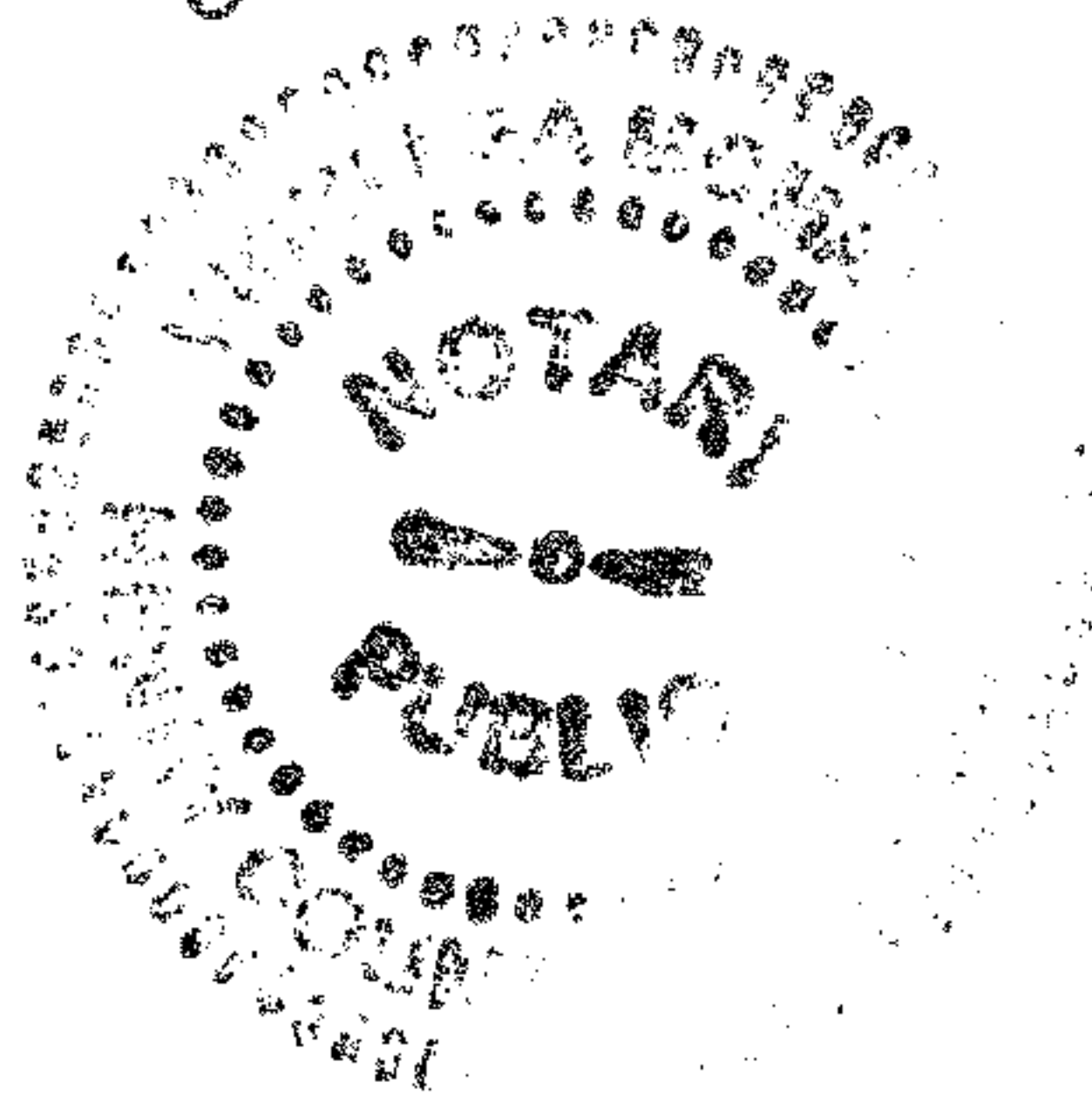
STATE OF GA)
COUNTY OF Henry)

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

Given under my hand this 31 day of January, 2017.

Vicki Lea McManis
Notary Public

My Commission Expires: 05/11/2019



{INTENTIONALLY LEFT BLANK}

Real Estate Sales Validation Form

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

Grantor's Name Roy E. Rogers
Mailing Address 53 Contour Drive
Stockbridge, AL 30281

Grantee's Name Taureen A. Robinson
Mailing Address and Amanda M. Robinson
274 Hillwood Lane
Alabaster, AL 35007

Property Address Vacant Land

Date of Sale 1/31/2017

Total Purchase Price \$ _____

or

Actual Value \$ 1000.00

20170322000095870 03/22/2017 12:52:21 PM DEEDS 4/4 or
Assessor's Market Value \$ _____

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 Actual 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 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 3/21/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/22/2017 12:52:21 PM
\$25.00 CHERRY
20170322000095870

Print

Sandy F Johnson

[Signature]
Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1