

**Send Tax Notice to:**  
**Michael Roberts, Jr., and Stephanie Roberts**  
**250 Hidden Lake Trail**  
**Chelsea, AL 35043      20170530000187390**

**DEEDS 1/4**

STATE OF ALABAMA )  
 ) **JOINT SURVIVORSHIP WARRANTY DEED**  
COUNTY OF SHELBY )

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.


Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$126,000.00 of the above-recited purchase price was paid with a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 26<sup>th</sup> day of May, 2017.

  
PHILLIP D. DRIVER

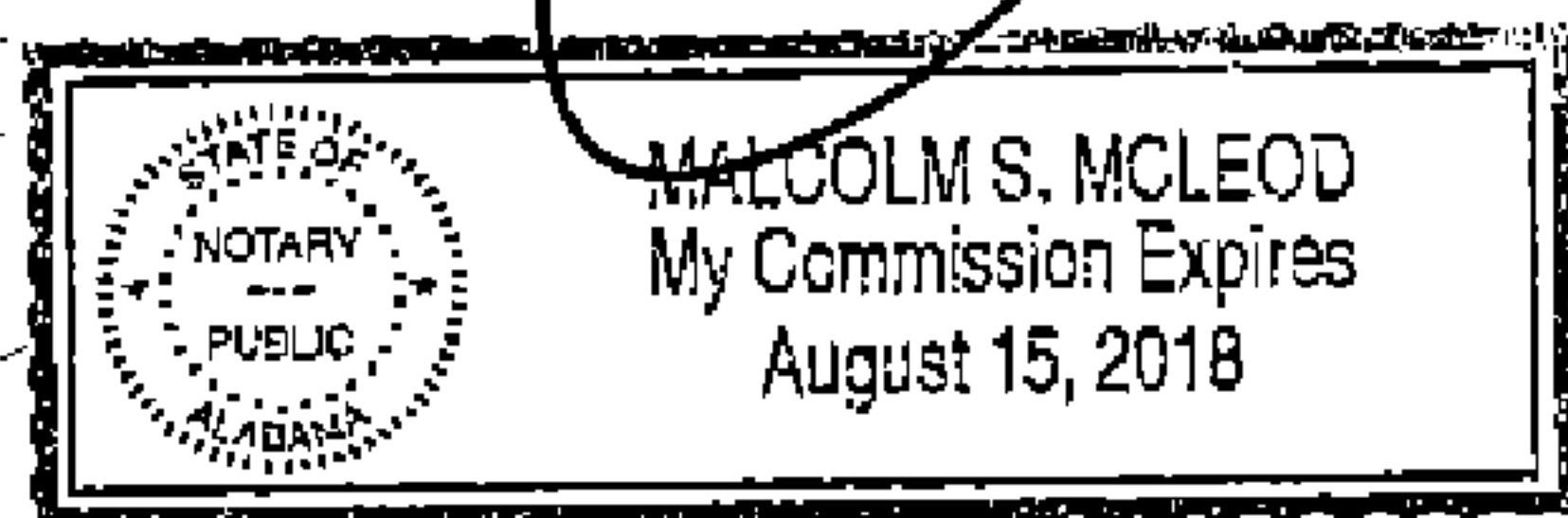
  
KAREN B. DRIVER

STATE OF ALABAMA                     )  
  )  
COUNTY OF JEFFERSON             )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **PHILLIP D. DRIVER and KAREN B. DRIVER**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26th day of May, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires:



**20170530000187390 05/30/2017 12:40:45 PM DEEDS 3/4**  
**Exhibit A, Legal Description**

Lot 2 according to the Map of Driver Family Estate Subdivision, as recorded in Map book 46, Page 53, in the Probate Office of Shelby County, Alabama.

Together with a 30 foot ingress and egress and utility easement crossing Lot 1 as shown on Map Book 46, Page 53,

Also, a 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter of Section 30, Township 20 South, Range 1 West, Shelby county, Alabama, lying 30 feet each side of a centerline being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1<sup>st</sup> Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1<sup>st</sup> Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point on the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 18 degrees 49 minutes 40 seconds, a radius of 350.00 feet, and a chord bearing of South 81 degrees 01 minutes 08 seconds East; thence run along the arc of said for a distance of 115.01 feet to a point; thence run North 18 degrees 23 minutes 42 seconds East for a distance of 51.25 feet to a point on a curve to the left, having a central angle of 21 degrees 41 minutes 10 seconds, a radius of 550.82 feet, and a chord bearing of North 07 degrees 33 minutes 07 seconds East; thence run along the arc of said curve for a distance of 208.48 feet to a point; thence run North 03 degrees 17 minutes 28 seconds West for a distance of 158.91 feet to a point on a curve to the right, having a central angle of 61 degrees 26 minutes 38 seconds, a radius of 275.00 feet, a chord bearing of North 27 degrees 25 minutes 51 seconds East; thence run along the arc of said curve for a distance of 294.91 feet to a point; thence run North 58 degrees 09 minutes 10 seconds East for a distance of 250.84 feet to a point on a curve to the right, having a central angle of 52 degrees 16 minutes 31 seconds a radius of 275.00 feet and a chord bearing of North 84 degrees 17 minutes 25 seconds East; thence run along the arc of said curve for a distance of 250.90 feet to a point thence run South 69 degrees 34 minutes 19 seconds East for a distance of 25.00 feet to a point on a curve to the left, having a central angle of 15 degrees 16 to a point on a curve to the left, having a central angle of 15 degrees 16 minutes 25 seconds, a radius of 308.07 feet and a chord bearing of South 77 degrees 12 minutes 32 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 82.13 feet to a point; thence run South 84 degrees 50 minutes 45 seconds East for a distance of 117.34 feet to a point on a curve to the right, having a central angle of 28 degrees 55 minutes 20 seconds and a radius of 309.00 feet and a chord bearing of south 70 degrees, 23 minutes 05 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 155.98 feet to a point on a reverse curve to the left, having a central angle of 52 degrees 32 minutes 52 seconds, a radius of 88.50 feet and a chord bearing of South 82 degrees 11 minutes 51 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 81.17 feet to a point; thence run North 71 degrees 31 minutes 43 seconds East for a distance of 59.45 feet to the end of said easement.

Situated in Shelby County, Alabama.

# Real Estate Sales Validation Form

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

Grantor's Name PHILLIP D. DRIVER, a married man, and KAREN B. DRIVER, a married woman

Grantee's Name MICHAEL ROBERTS, JR. and STEPHANIE ROBERTS

Mailing Address 250 HIDDEN LAKE TRL. CHELSEA, AL 35043

Mailing Address 250 HIDDEN LAKE TRL. CHELSEA, AL 35043

Property Address 250 HIDDEN LAKE TRL. CHELSEA, AL 35043

Date of Sale May 26, 2017

20170530000187390 05/30/2017 12:40:45 PM DEEDS 4/4 or

Total Purchase Price \$180,250.00

Actual Value \$

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  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other

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 May 26, 2017

Print Malcolm S. McLeod

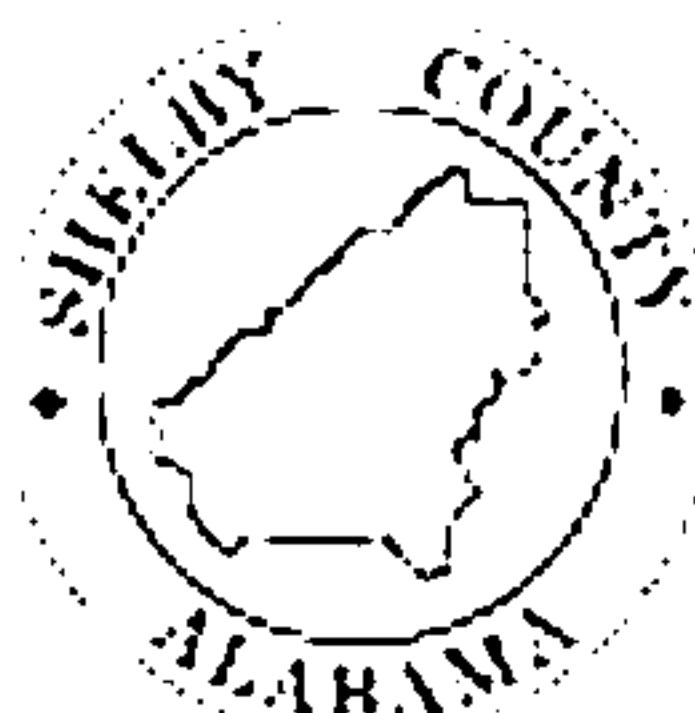
Unattested

Sign Malcolm S. McLeod

(verified by)

(Grantor/Grantee/Owned/Agent) circle one

File 170381



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/30/2017 12:40:45 PM  
\$78.50 CHARITY  
20170530000187390

Form RT-1  
Alabama 08/2012 LSS