

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-17-23905


Send Tax Notice To: Russell Anthony Robinson
Tulene Dana Robinson
925 Mooney Road
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby


20170724000262710 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
07/24/2017 10:28:26 AM FILED/CERT

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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, **Malinda Parks and husband Terry L. Parks and Roy B. Jones and wife, Jessila M. Jones**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Russell Anthony Robinson and Tulene Dana Robinson**, (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

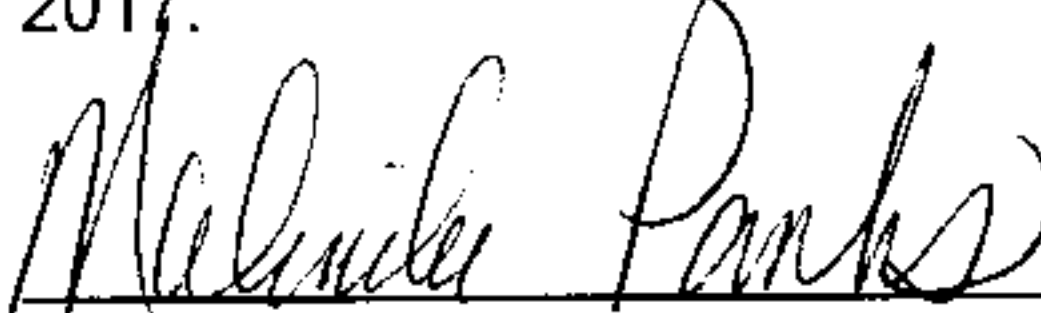
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$63,000.00 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.

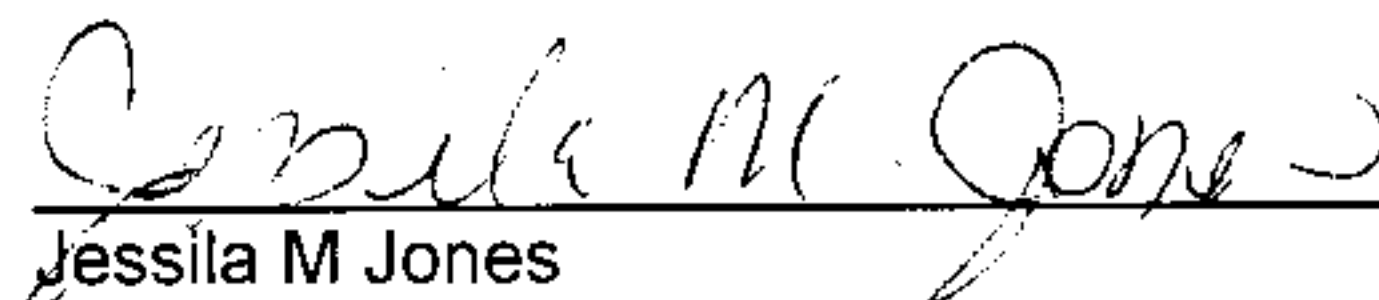
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 14th day of July, 2017.


Malinda Parks


Terry L Parks


Roy B. Jones


Jessila M Jones

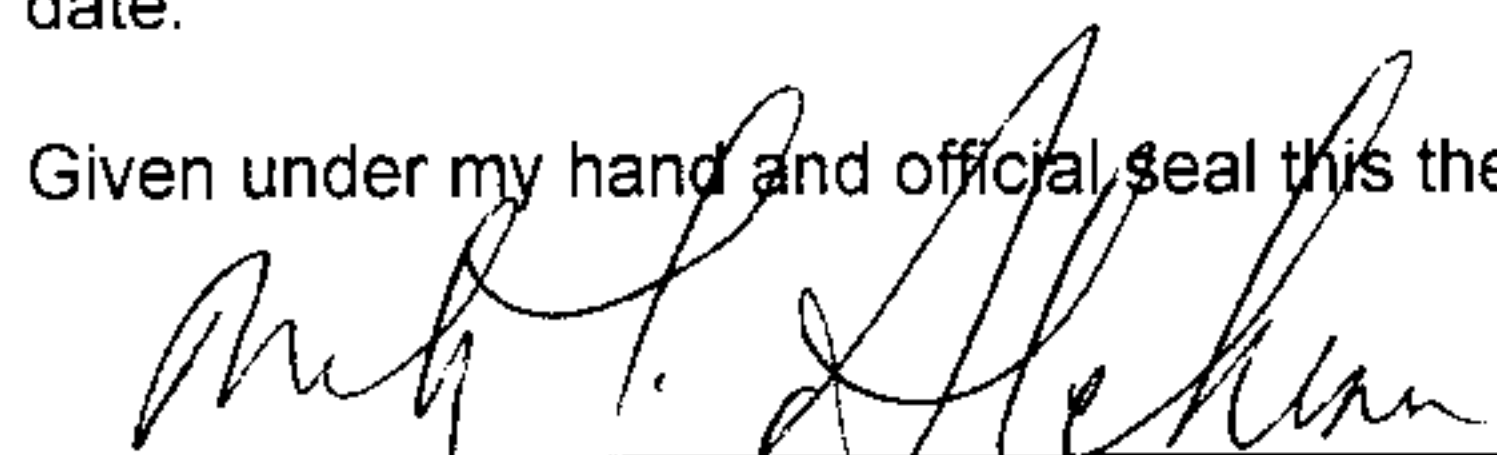
State of Alabama

Shelby County, AL 07/24/2017
State of Alabama
Deed Tax: \$12.00

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Malinda Parks, Terry L Parks, Roy B. Jones, and Jessila M Jones, 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 14th day of July, 2017.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

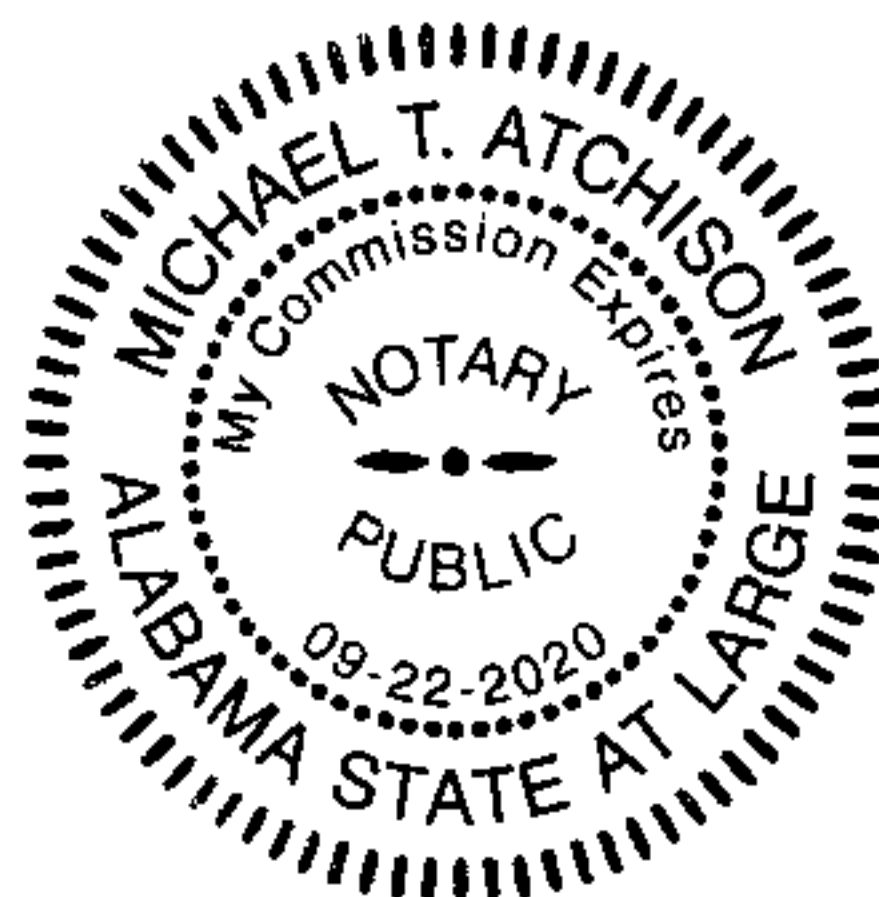


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 2 OF DUCK COVE ESTATES, A METES AND BOUNDS PRIVATE SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the SE corner of the NE 1/4 of the SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama and run North 6 degrees 23 minutes West a distance of 738.34 feet to a point; thence turn 119 degrees 7 minutes left and run 29.26 feet to a point; thence turn 9 degrees 35 minutes right and run 73.87 feet to a point; thence turn 30 degrees 7 minutes left and run 125.37 feet to a point; thence turn 21 degrees 5 minutes right and run a distance of 48.64 feet to the POINT OF BEGINNING of the property being described, turn an angle of 90 degrees 58 minutes right and run northwesterly a distance of 235.00 feet to a point on the East line of a 20 foot wide access easement; thence turn an angle of 133 degrees 54 minutes left and run southerly along said East line of said access easement a distance of 105.00 feet to a point; thence turn an angle of 46 degrees 6 minutes left and run 169.24 feet to a point on the waters edge a distance of 22.01 feet to a point; thence turn an angle of 15 degrees 11 minutes right and run along said waters edge in a northeasterly direction a distance of 54.52 feet to the POINT OF BEGINNING.



20170724000262710 2/3 \$33.00
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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	<u>Malinda Parks</u> <u>Terry L Parks</u> <u>Roy B. Jones</u> <u>Jessila M Jones</u>	Grantee's Name	<u>Russell Anthony Robinson</u> <u>Tulene Dana Robinson</u>
Mailing Address	<u>110 Duck Cove</u> <u>Shelby AL 35147</u>	Mailing Address	<u>925 Murray Rd</u> <u>Columbiana, AL 35051</u>
Property Address	<u>81 Duck Cove Lane</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>July 14, 2017</u>
		Total Purchase Price	<u>\$75,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 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 July 12, 2017

Print Roy B. Jones and

Sign R. B. Jones

Unattested

Form RT-1