

**STATE OF ALABAMA )  
COUNTY OF SHELBY )**

Shelby County, AL 01/26/2018  
State of Alabama  
Deed Tax: \$43.00

  
20180126000028030 1/3 \$64.00  
Shelby Cnty Judge of Probate, AL  
01/26/2018 03:35:27 PM FILED/CERT

## **GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Forty-Three Thousand Dollars (\$43,000.00), the receipt and sufficiency of which are hereby acknowledged by Lisa S. Robinson, a married woman and her husband, Derek E. Robinson, herein referred to as the Grantors, hereby grant, bargain, sell, and convey unto Milton E. Pointer and Margaret J. Pointer, herein referred to as the Grantees, the real property located in Shelby County, Alabama, described as follows:

Commence at the NE corner of Section 26, Township 21 South, Range 1 West; thence run West along the north line thereof for 420.41 feet to an iron pipe on the east line of Main Street; thence 89°35' left run Southerly along said east line of Main Street for 325.0 feet to a point on the south margin of Meyer Street and the Point of Beginning; thence continue last described course for 103.56 feet; thence 90°17'13" left run Easterly for 200.96 feet; thence 90°46'52" left run Northerly for 105.35 feet to said south margin of Meyer Street; thence 89°43'58" left run Westerly for 199.01 feet to the Point of Beginning.

TO HAVE AND TO HOLD, unto said Grantees, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim whatsoever of Grantors, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

The Property is not the homestead of the Grantors. This conveyance is subject to all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals, zoning and other governmental regulations that affect the Property. The grantors warrant that there are no outstanding title defects that are encumbered upon this property during the time the grantors owned the property.

We do covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that it is free from all encumbrances unless otherwise noted above, that we have a good right to sell and convey the same to the Grantees, and that we will warrant and defend the same to said Grantees, their heirs, executors, and assigns against the lawful claims of all persons.

Seller, nor any broker or sales associate shall be bound by any understanding, agreement, promise, or representation concerning the Property, expressed or implied, not specified herein.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 26<sup>th</sup> day of January, 2018

Lisa S Robinson

Derek E Robinson

Seller, Lisa S. Robinson

Seller, Derek E. Robinson

Mittie E Powell

Margaret J. Pointer

Buyer

Buyer

Mittie E Powell

Witness: Paul Cella

THE STATE OF ALABAMA

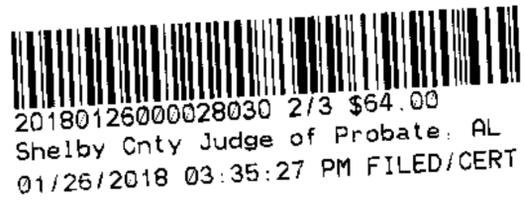
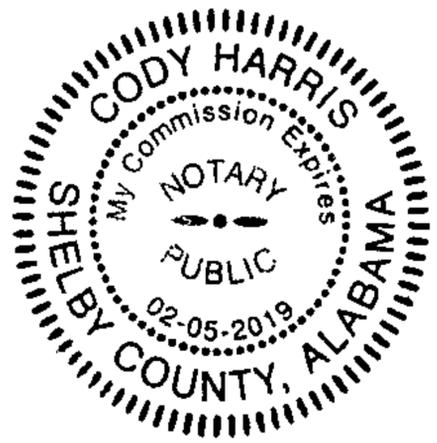
COUNTY OF Shelby

I, the undersigned, a notary public in and for said County and in said State, hereby certify that Lisa S. Robinson, Lisa S Robin and Derek E. Robinson, Derek E Robinson whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 26<sup>th</sup> day of January, 2018.

Notary Public Cody Harris

My Commission Expires: MY COMMISSION EXPIRES FEBRUARY 5, 2019



Real Estate Sales Validation Form

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

Grantor's Name Lisa / Derek Robinson  
Mailing Address Indian Springs, AL

Grantee's Name Milton / Margaret Pointer  
Mailing Address 1560 Hwy 30  
Columbiana AL 35051

Property Address Main Street  
Columbiana

Date of Sale 1/26/18  
Total Purchase Price \$ 43,000  
or  
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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 1/26/18

Unattested

(verified by)

Print Milton E. Parker

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

