

This Instrument was Prepared by:
Mike T. Atchison
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Pennie E Hanley

577 Woodland Road
Harpersville, AL 35078

File No.: MV-18-24856

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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, **Christopher Dale Robertson and Rachel Lynn Robertson**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Pennie E. Hanley** (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

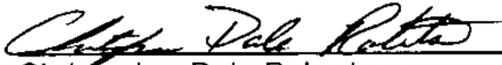
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

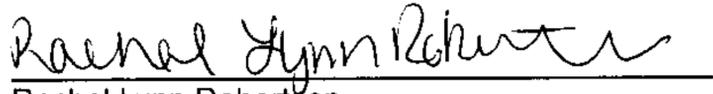
\$58,913.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

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 7th day of September, 2018.


Christopher Dale Robertson

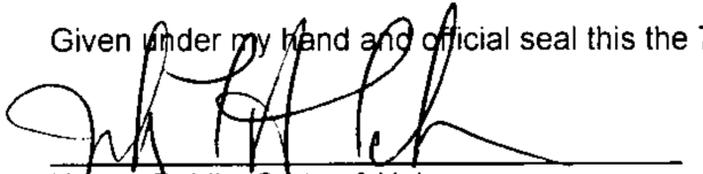

Rachel Lynn Robertson

State of Alabama

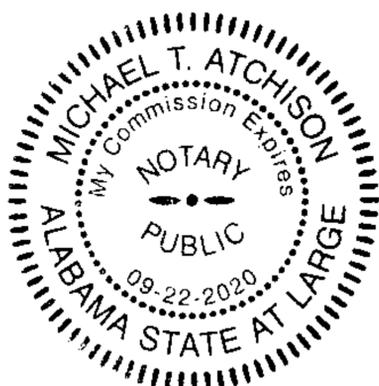
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Christopher Dale Robertson and Rachel Lynn Robertson, 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 7th day of September, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020


20180912000328410 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/12/2018 02:55:03 PM FILED/CERT



Shelby County, AL 09/12/2018
State of Alabama
Deed Tax: \$1.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of the South 1/2 of the South 1/2 of the SE 1/4 of NW 1/4 of above said section, said point being the POINT OF BEGINNING; thence North 88 degrees 07 minutes 51 seconds East, a distance of 256.61 feet to a point on the westerly R.O.W. line of Woodland Road; thence South 01 degrees 08 minutes 44 seconds West and along said R.O.W. line, a distance of 127.72 feet; thence South 73 degrees 59 minutes 30 seconds West and leaving said R.O.W. line, a distance of 49.57 feet; thence South 08 degrees 11 minutes 07 seconds East, a distance of 20.33 feet; thence South 78 degrees 09 minutes 03 seconds West, a distance of 213.72 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 197.00 feet to the POINT OF BEGINNING.

Together with an easement and right of way over and across the following described property for the use of the water lines and meter now located on said property.

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NW corner of the S 1/2 of the S 1/2 of the SE 1/4 of the NW 1/4 of above said section; thence North 88 degrees 07 minutes 51 seconds East, a distance of 256.61 feet to a point on the westerly R.O.W. line of Woodland Road; thence South 01 degree 08 minutes 44 seconds and along said R.O.W. line a distance of 127.72 feet to the point of beginning; thence continue along same line 20.33 feet; thence leaving said R.O.W. line run South 73 degrees 06 minutes 27 seconds West a distance of 46.35 feet; thence North 8 degrees 11 minutes 07 seconds West a distance of 20.33 feet; thence North 73 degrees 59 minutes 30 seconds East a distance of 49.57 feet to the point of beginning.


20180912000328410 2/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/12/2018 02:55:03 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Christopher Dale Robertson
Rachel Lynn Robertson

Grantee's Name Pennie Hanley
577 Woodland Rd

Mailing Address +5725 Highway 280
Harpersville, AL 35078

Mailing Address Harpersville AL 35078

Property Address 577 Woodland Rd.
Harpersville, AL 35078

Date of Sale September 07, 2018
Total Purchase Price \$60,000.00

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 (checked)
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 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 September 04, 2018

Print Christopher Dale Robertson

Unattested (verified by)

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

