

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: Christopher Dale Robertson
Rachel Lynn Robertson

5725 Highway 280
Harpsville, AL 35078

File No.: MV-18-24888

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, 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, **Sandra D. Davis and Hollis B. Davis, wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Dale Robertson and Rachel Lynn Robertson**, (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 taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$154,660.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

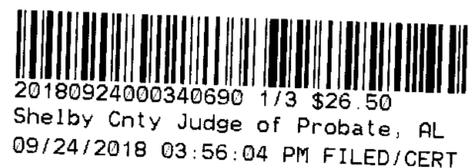
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 September, 2018.


Sandra D. Davis


Hollis B. Davis

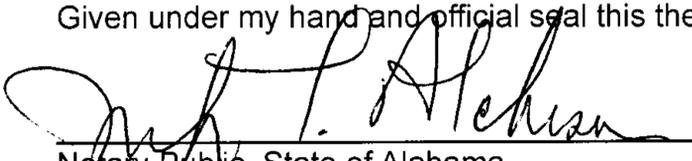


State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sandra D. Davis and Hollis B. Davis, 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 September, 2018.


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



Shelby County, AL 09/24/2018
State of Alabama
Deed Tax: \$5.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Section 28, Township 19 South, Range 2 East, Shelby County, Alabama further described as follows: Commence at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East; thence run West along the South line of said quarter-quarter section a distance of 1,933.00 feet; thence turn an angle of 90 degrees 43 minutes 37 seconds to the right and run a distance of 1,164.41 feet to the South right of way of Old U.S. Highway No. 280; thence turn an angle of 104 degrees 31 minutes 36 seconds to the right and run along said highway right of way a distance of 355.80 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 80.84 feet to the South right of way of Project F-214-(29) and the point of beginning; thence continue in the same direction a distance of 129.16 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 175.40 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 125.81 feet to the South right of way of Project F-214-(29); thence turn an angle of 88 degrees 57 minutes 02 seconds to the right to the tangent of a right of way curve and run along said right of way curve (whose delta angle is 00 degrees 02 minutes 44 seconds to the left, radius is 34,487.47 feet; tangent is 13.75 feet, length of curve is 27.50 feet) to the P.T. STA 1094 + 71.12; thence continue along said highway right of way a distance of 147.90 feet to the point of beginning. Situated in the South 1/2 of the SW 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.



20180924000340690 2/3 \$26.50
Shelby Cnty Judge of Probate, AL
09/24/2018 03:56:04 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 Sandra D. Davis
Hollis B. Davis
Mailing Address _____
250 Billingsley Dr
Sylacauga, AL 35151
Property Address 5725 Highway 280
Harpersville, AL 35078

Grantee's Name Christopher Dale Robertson
Rachel Lynn Robertson
Mailing Address _____
5725 Highway 280
Harpersville, AL 35078
Date of Sale September 14, 2018
Total Purchase Price \$160,000.00
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
 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 13, 2018

Print Sandra D. Davis

Unattested

(verified by)

Sign Sandra D. Davis

(Grantor/Grantee/Owner/Agent) circle one