

20181025000377120
10/25/2018 07:57:14 AM
DEEDS 1/3

County Division Code: AL039 Inst. # 2018067086 Pages: 1 of 2 I certify this instrument filed on: 6/27/2018 9:50 AM
Doc: D Alan L.King, Judge of Probate Jefferson County, AL Rec: \$19.00 DeedTx: \$225.00
Clerk: DRBESS

This instrument was incorrectly recorded in Jefferson County and is being correctly recorded in Shelby County.

SEND TAX NOTICE TO:
Henry P. Robson, III
1221 Greystone Crest
Birmingham, AL 35242

This instrument prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

WARRANTY DEED

State of Alabama)

SHELBY)
Jefferson County)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Twenty-Five Thousand Dollars and No Cents (\$225,000.00)**, and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, **Alvin Franklin Pylant, and wife, Wanda Marie Pylant** (hereinafter referred to as the "Grantor" whether one or more), grants, bargains, sells and conveys unto **Henry P. Robson, III** (hereinafter referred to as the "Grantee"), the following described real estate, situated in ~~Jefferson~~ **SHELBY** County, Alabama, to-wit:

All of the West two thirds of the Southeast Quarter of the Southwest Quarter of Section 29, Township 19 South, Range 1 West, that lies North of the existing right of way of Shelby County Road No. 11, subject to a line permit to the Alabama Power Company, all according to the survey of Alton Young, dated May 1964 and according to the re-survey of Carl Daniel Moore, dated June 14, 2018 (L.S. 12159).

Mineral and mining rights excepted. Subject to ad valorem taxes for the years 2018, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the **22nd** day of **June, 2018**.

Alvin Franklin Pylant (SEAL)
Alvin Franklin Pylant

Wanda Marie Pylant (SEAL)
Wanda Marie Pylant

County Division Code: AL039 Inst. # 2018067086 Pages: 2 of 2

State of Alabama)

Jefferson County)

General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Alvin Franklin Pylant and Wanda Marie Pylant**, 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 conveyance, they, executed the same voluntarily for and as their own act on the day the same bears date.

Given under my hand and official seal this the **22nd** day of **June, 2018**.

(SEAL)

FRANK STEELE JONES
Notary Public, Alabama State At Large
My Commission Expires March 14, 2019

Notary Public
My Commission Expires: **3/14/2019**

FILE NO: 2018133

20181025000377120 10/25/2018 07:57:14 AM DEEDS 3/3
Real Estate Sales Validation Form

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

Grantor's Name Alvin Franklin Pylant
Mailing Address Wanda Marie Pylant
500 Southland Dr
Hoover AL 35226

Grantee's Name Henry P. Robson Jr
Mailing Address 1221 Greystone Crest
Bham AL 35242

Property Address Parcel of land in 11500
Block of Highway 11
Chelsea, AL 35043

Date of Sale 10/22/18
Total Purchase Price \$ 225000

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 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 10/22/18

Print Frank Steele Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/25/2018 07:57:14 AM
\$246.00 CHERRY
20181025000377120

Alvin S. Byrd

