


*Prepared without benefit of survey or title examination.
Attorney makes no certification as to legal description or title.*

Send Tax Notice To:
Robert Jay Graham
269 Highway 335
Chelsea, AL 35043

This instrument was prepared by:
Wm. Randall May
MOSES & MOSES, PC
300 Cahaba Park Circle, Suite 142
Birmingham, AL 35242

Shelby County, AL 01/09/2019
State of Alabama
Deed Tax: \$16.00


20190109000009370 1/4 \$40.00
Shelby Cnty Judge of Probate, AL
01/09/2019 11:16:46 AM FILED/CERT

STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF **One Dollar (\$1.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Susan Virginia Robbins Branch, a married woman** (herein referred to as Grantor,) does grant, bargain, sell and convey unto **Robert Jay Graham and Elisabeth R. Graham, husband and wife** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A parcel of land in the N.E. ¼ of the S.E. ¼ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows:

Commence at the N.E. corner of said ¼ - ¼ section;

Thence run South along the East ¼ - ¼ line 425.00 feet;

Thence run South 66° 00' 00" West a distance of 284.99 feet;

Thence run South 78° 00' 00" West a distance of 210.73 feet to the point of beginning;

Thence run North 00° 00' 00" a distance of 66.62 feet, more or less to a point on the waterline of a lake.

Thence run South 70° 08' 43" West along existing waterline a distance of 100.06 feet;

Thence run South 54° 43' 22" West along existing waterline a distance of 49.66 feet;

Thence run South 12° 24' 09" West along existing waterline a distance of 46.13 feet;

Thence run South 44° 40' 13" West along existing waterline a distance of 202.69 feet;

Thence run South 77° 42' 58" West along existing waterline a distance of 48.33

feet;

Thence run North 47° 54' 57" West along existing waterline a distance of 26.98 feet;

Thence run South 61° 31' 49" West a distance of 32.06 feet to a point along the centerline of paved county road #335;

Thence run South 28° 28' 11" East along said centerline a distance of 105.98 feet;

Thence run North 42° 00' 00" East a distance of 358.33 feet;

Thence run North 78° 00' 00" East a distance of 94.27 feet to the point of beginning.

NOTE(S): The waterline of the lake shall be defined as when the water in the lake is level with the spillway.

The owners, Robert Jay Graham and Elisabeth R. Graham, of the above-listed property will have fishing rights to the lake and be responsible for liability and upkeep of the lake.

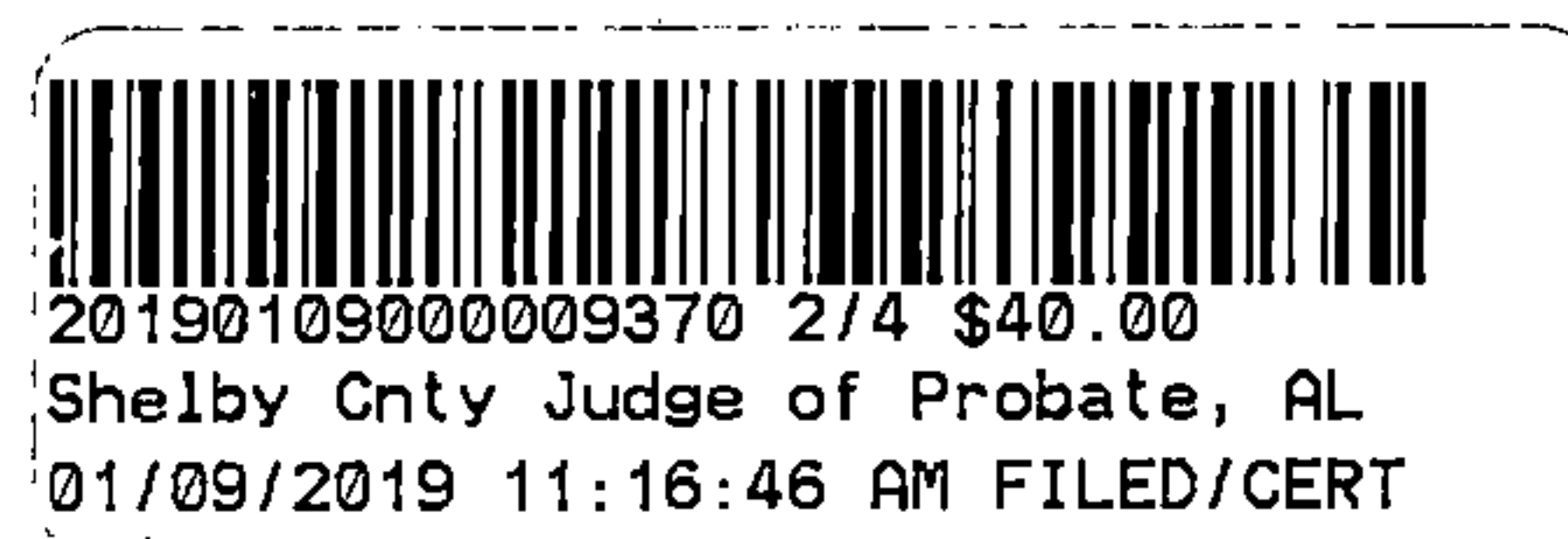
Thomas Webster Robbins, previous spouse of Grantor, died on or about October 22, 2018.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereto set her signature this the 31st day of Dec, 2018.


SUSAN VIRGINIA ROBBINS BRANCH



STATE OF ALABAMA)
COUNTY OF SHELBY)

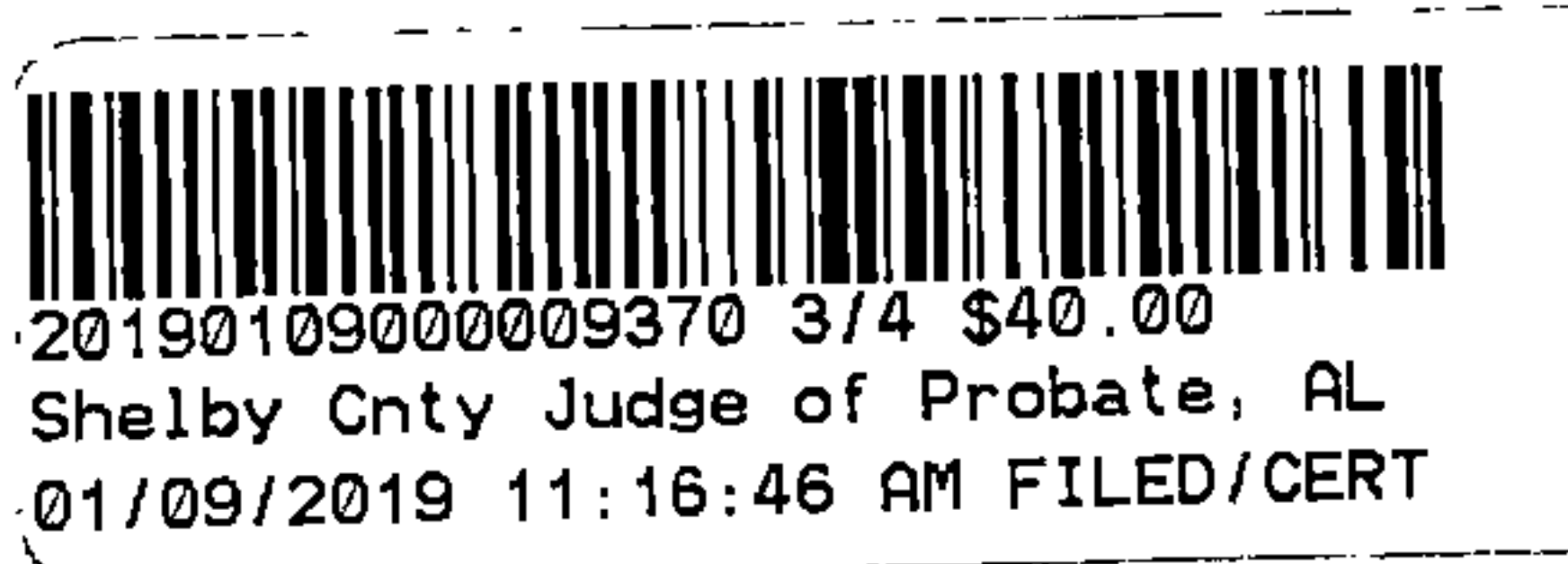
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan Virginia Robbins Branch, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31st day of Dec, 2018.

Kim Puckett

Notary Public

My Commission Expires: 5.18.20



Real Estate Sales Validation Form

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

Grantor's Name Susan Lester Branch
Mailing Address 1704 Derby Dr. SE
Cullman, AL 35055

Grantee's Name Robert Graham & Elisabeth Graham
Mailing Address 269 Hwy 335
Chelsea, AL 35043

Property Address 269 Hwy 335
Chelsea, AL 35043



20190109000009370 4/4 \$40.00
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^{TRANSFER}
Date of Sale 12/14/2018

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 15,540.00

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 Tax Assessor

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 1-7-2019

Print

Wm. RANDALL MAY

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1