

INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

This instrument was prepared by:

Candace Roberson  
288 Highway 310  
Calera AL 35040

Send tax notice to:

Mike and Candace Roberson  
288 Highway 310  
Calera, AL 35040

**General Warranty Deed with Right of Survivorship**

STATE OF Alabama }

COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Dollar and NO/100 (\$1.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we **Judy F. Brantley** single, and **Phillip Dane Brantley** married, **Candace Brantley Roberson**, married (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Candace Brantley Roberson and husband Michael Edward Roberson** (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 1A, according to the resurvey of Lunceford's Industrial Park, as recorded in Map Book 29, Page 117, in the Probate Office of Shelby County, Alabama.**

Source of Title: Instrument 20151001000343890

This property is not the homestead of the grantors or that of their spouse(s).


The purpose of this deed is to convey Judy F. Brantley and Phillip Dane Brantley's interest in said property at no cost.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 03/12/2019  
State of Alabama  
Deed Tax: \$160.00

  
20190312000078580 1/5 \$189.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 08:57:14 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this  
22 day of January, 2019.

Judy F. Brantley  
Judy F. Brantley

STATE OF ALABAMA

COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Judy F. Brantley**, whose name is signed to the foregoing deed and who is known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she executed the same  
voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of January 2019.

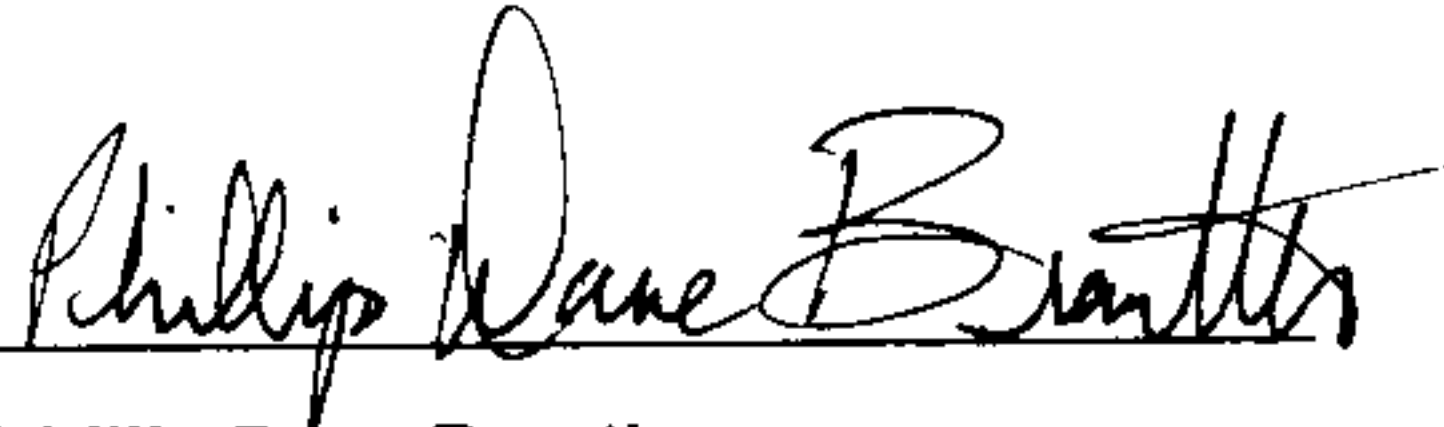
Bradley Davis  
Notary Public

My commission expires:

My Commission Expires  
September 14, 2021

  
20190312000078580 2/5 \$189.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 08:57:14 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this  
22 day of January, 2019.

  
Phillip Dane Brantley

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Phillip Dane Brantley**, whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of January 2017.

  
Notary Public

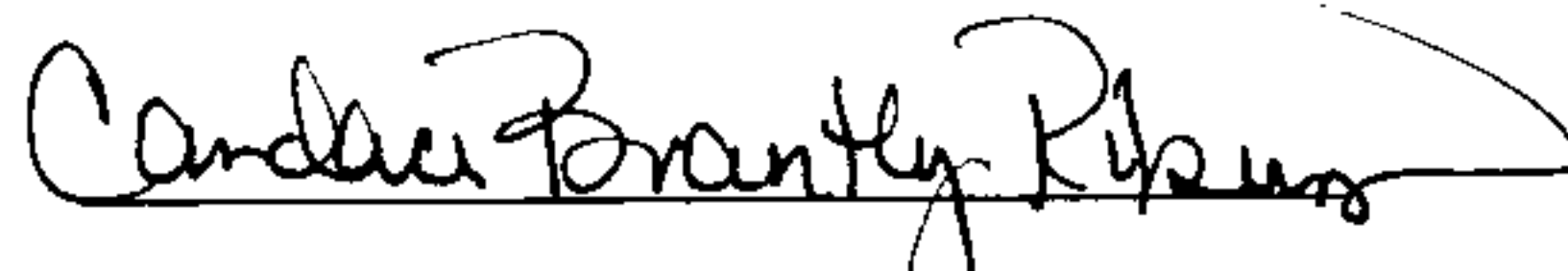
My commission expires:

Commission Expires  
September 14, 2021



20190312000078580 3/5 \$189 00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 08:57:14 AM FILED/CERT

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this  
22 day of January, 2019.

  
Candace Brantley Roberson

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that  
**Candace Brantley Roberson**, whose name is signed to the foregoing deed and who is known to me,  
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22<sup>nd</sup> day of January 2019.

  
Notary Public

My commission expires:

My Commission Expires  
September 14, 2021



20190312000078580 4/5 \$189.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 08:57:14 AM 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 Judy F. Brantley  
Mailing Address Phillip Dane Brantley  
Candace Brantley Roberson

Grantee's Name Candace Brantley Roberson  
Mailing Address 288 Highway 310  
Calera, AL 24040

Property Address 101 Tony Holmes Drive  
Pelham, AL 35124

Date of Sale January 22, 2019  
Total Purchase Price \$ NONE - property swap

or  
Actual Value \$ 240,000.00 2/3 = 160,000

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 property swap agreement

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 1/22/19

Print Judy F. Brantley / Phillip Dane Brantley

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Candace Brantley Roberson

Form RT-1

Candace Brantley Roberson



20190312000078580 5/5 \$189.00  
Shelby Cnty Judge of Probate, AL  
03/12/2019 08:57:14 AM FILED/CERT