

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:

B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

20190521000174070
05/21/2019 10:46:40 AM

Send tax notice to:

Mary J. Shirley, Michael J. Shirley
and Ashley B. Shirley
567 Highland Park Circle
Birmingham, AL 35242

STATE OF ALABAMA
COUNTY OF SHELBY

DEEDS 1/3

Know All Men by These Presents: That in consideration of **Five hundred Twelve Thousand Five Hundred and 00/100 Dollars (\$512,500.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **SCOTT L. ROBINSON and KAYE SHARP ROBINSON, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **MARY J. SHIRLEY, MICHAEL J. SHIRLEY and ASHLEY B. SHIRLEY** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SCOTT L. ROBINSON is one and the same person as SCOTTIE L. ROBINSON.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$410,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 created is severed or terminated during the joint 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.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 13th day of May, 2019.



SCOTT L. ROBINSON



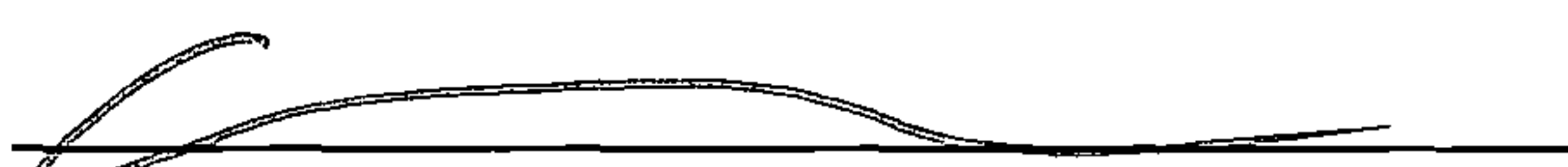
KAYE SHARP ROBINSON

STATE OF ALABAMA
COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **SCOTT L. ROBINSON and KAYE SHARP ROBINSON**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

Lot 1615, according to the Map of Highland Lakes, 16th Sector, an Eddleman Community, as recorded in Map Book 25, Page 49, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, as recorded in Instrument No. 1994-07111 and amended in Instrument No. 1996-17543 and further amended in Instrument No. 1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 16th Sector, recorded as Instrument No. 1999-31096 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

PARCEL NO.: 09-2-09-0-006-015.000

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

Grantor's Name SCOTT L. ROBINSON
Mailing Address KAYE SHARP ROBINSON
28 Nolen Street
Birmingham, AL 35242

Grantee's Name MARY J., MICHAEL J.
Mailing Address ASHLEY B. SHIRLEY
567 Highland Park Cir
Birmingham, AL 35242

Property Address 567 Highland Park Cir
Birmingham, AL 35242

Date of Sale May 13, 2019
Total Purchase Price \$ 512,500.00
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 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 _____

Print B. CHRISTOPHER BATTLES

Unattested _____
(verified by)

Sign _____
(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
05/21/2019 10:46:40 AM
\$124.50 CHARITY
20190521000174070

Allen S. Bayl