

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Thomas James Robbins
Krista P. Robbins
2940 Highway 93
Helena AL 35080

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Fifty-Nine Thousand Nine Hundred Dollars and NO/100 (\$159,900.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Frank E. Kerley and Mary E. Kerley, husband and wife, by and through Marlene K. Adams, their Agent**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Thomas James Robbins and Krista P. Robbins** (herein referred to as Grantees whether one or more), 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:

A parcel of land in the SW corner of the NW 1/4 of SE 1/4 of Section 13, Township 20 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of said 1/4-1/4 Section; thence North along the West line of said 1/4-1/4 Section 208.71 feet; thence right and parallel to the South line of said 1/4-1/4 Section in an Easterly direction 208.71 feet; thence right and parallel to said West line 208.71 feet to said South line; thence West along said South line 208.71 feet to the point of beginning.

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

Frank E. Kerley is also known as Frank Kerley. They are one and the same person.

Mary E. Kerley is also known as Mary Kerley. They are one and the same person.

\$155,103.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

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.

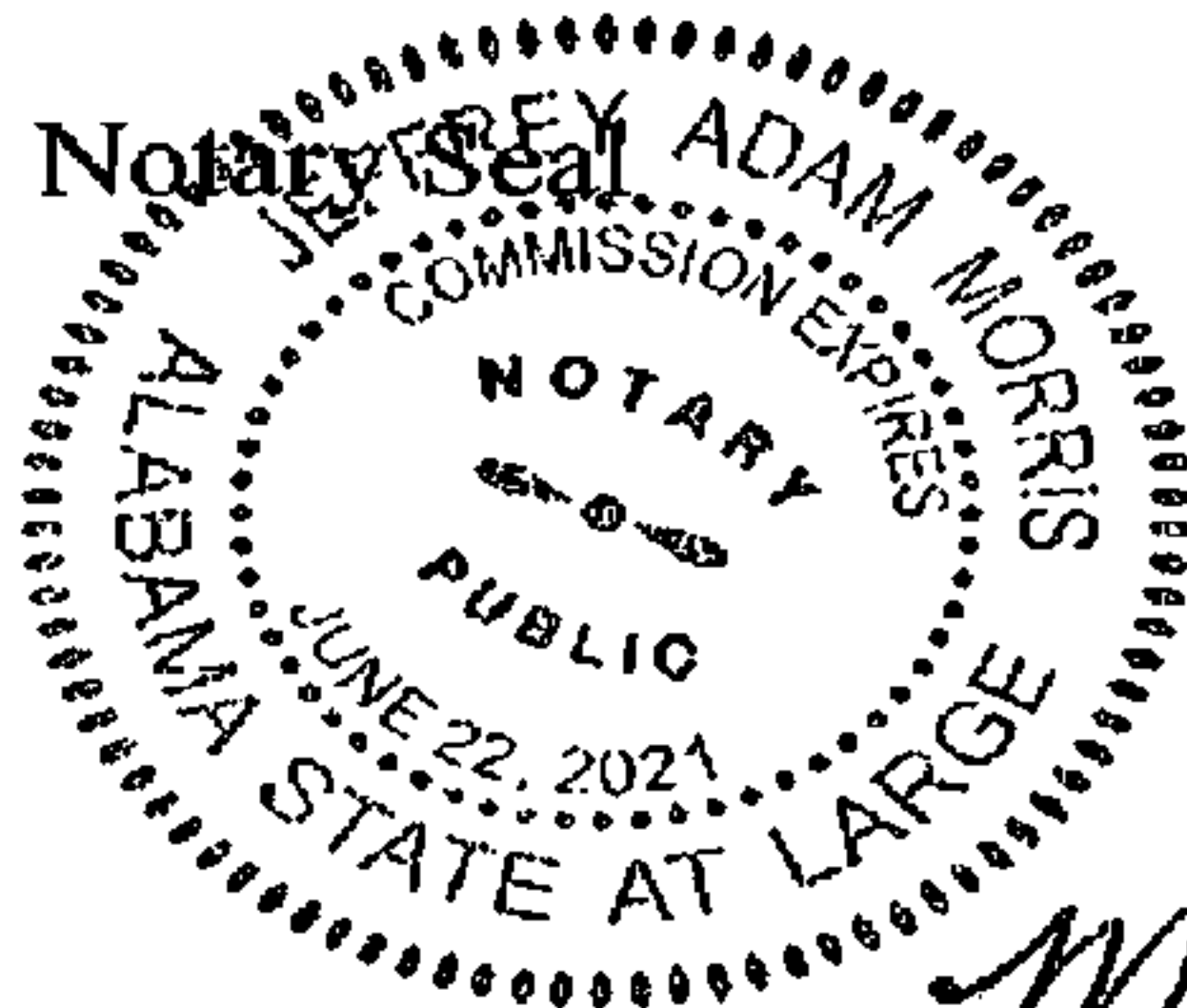
IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this 4th day of June, 2019.

Frank E. Kerley by Marlene K. Adams Agent
Frank E. Kerley, by Marlene K. Adams, his Agent

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Marlene K. Adams, whose name as Agent for Frank Kerley** 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 in her capacity as Agent on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2019.



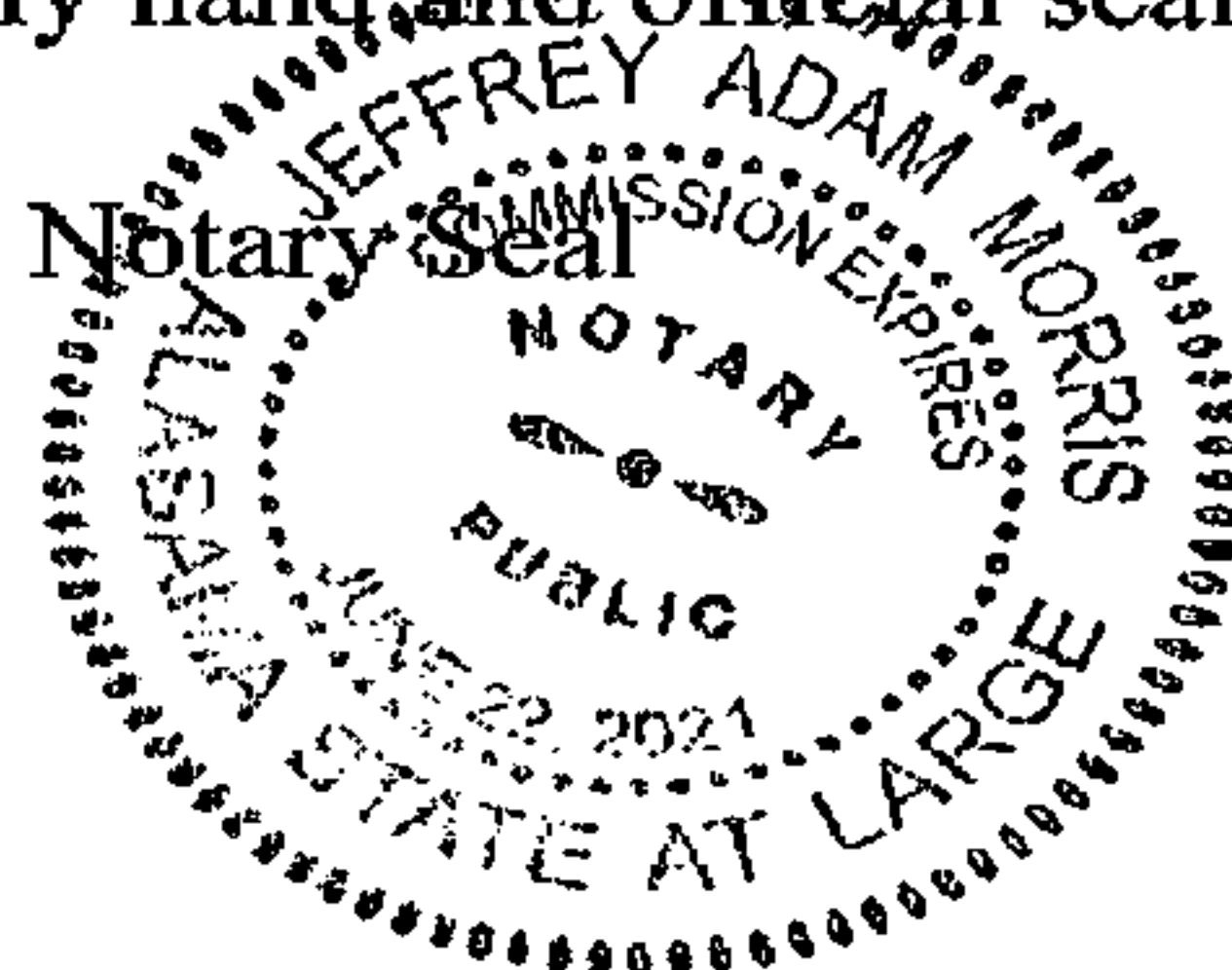
Notary Public
My commission expires:

Mary E. Kerley by Marlene K. Adams Agent
Mary E. Kerley, by Marlene K. Adams, her Agent

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Marlene K. Adams, whose name as Agent for Mary E. Kerley** 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 in her capacity as Agent on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2019.



Notary Public
My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2019 12:17:34 PM
\$26.00 CHARITY
20190605000194860

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Frank Kerley
Mailing Address 415 Shadowwood Dr.
Hoover, AL 35226

Grantee's Name Thomas Robbins
Mailing Address 2940 Hwy 93
Helena, AL 35080

Property Address 2940 Hwy 93
Helena, AL 35080

Date of Sale 6-4-19
Total Purchase Price \$ 159,900

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 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 6-4-19

Print James Younta

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1