

20190708000242600
07/08/2019 01:33:49 PM
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
David Elwyn Roosevelt and
Gabriela Roosevelt
571 Air Park Drive
Wilsonville, AL 35186

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **ELWYN V. ROOSEVELT and SHIRLEY A. ROOSEVELT, husband and wife, and DAVID E. ROOSEVELT, a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **DAVID ELWYN ROOSEVELT and GABRIELA ROOSEVELT** (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.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

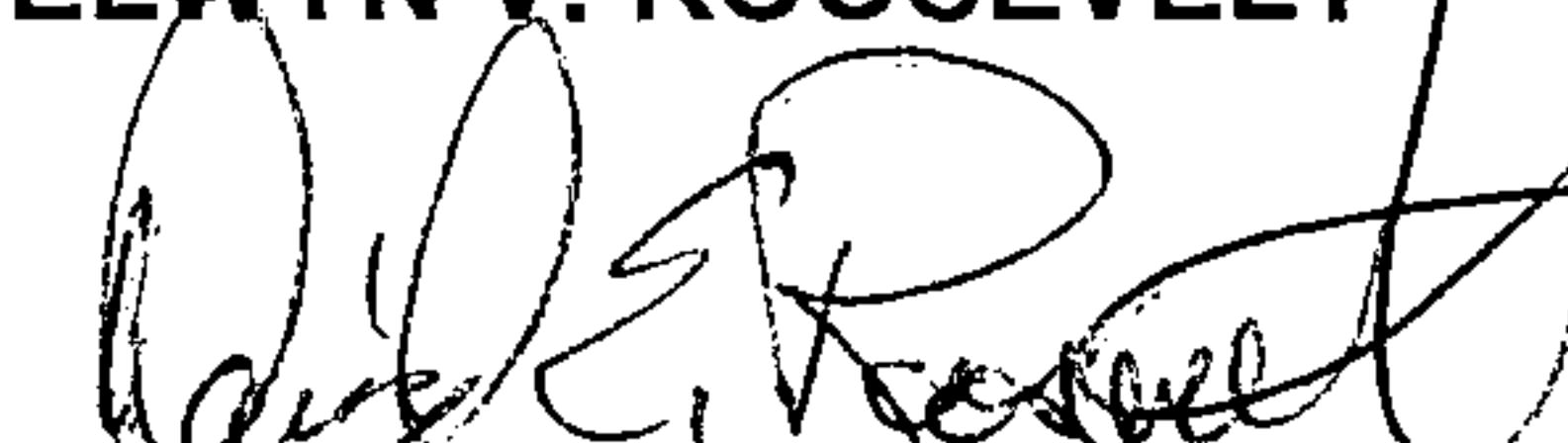
DAVID E. ROOSEVELT is one and the same person as DAVID ELWYN ROOSEVELT.

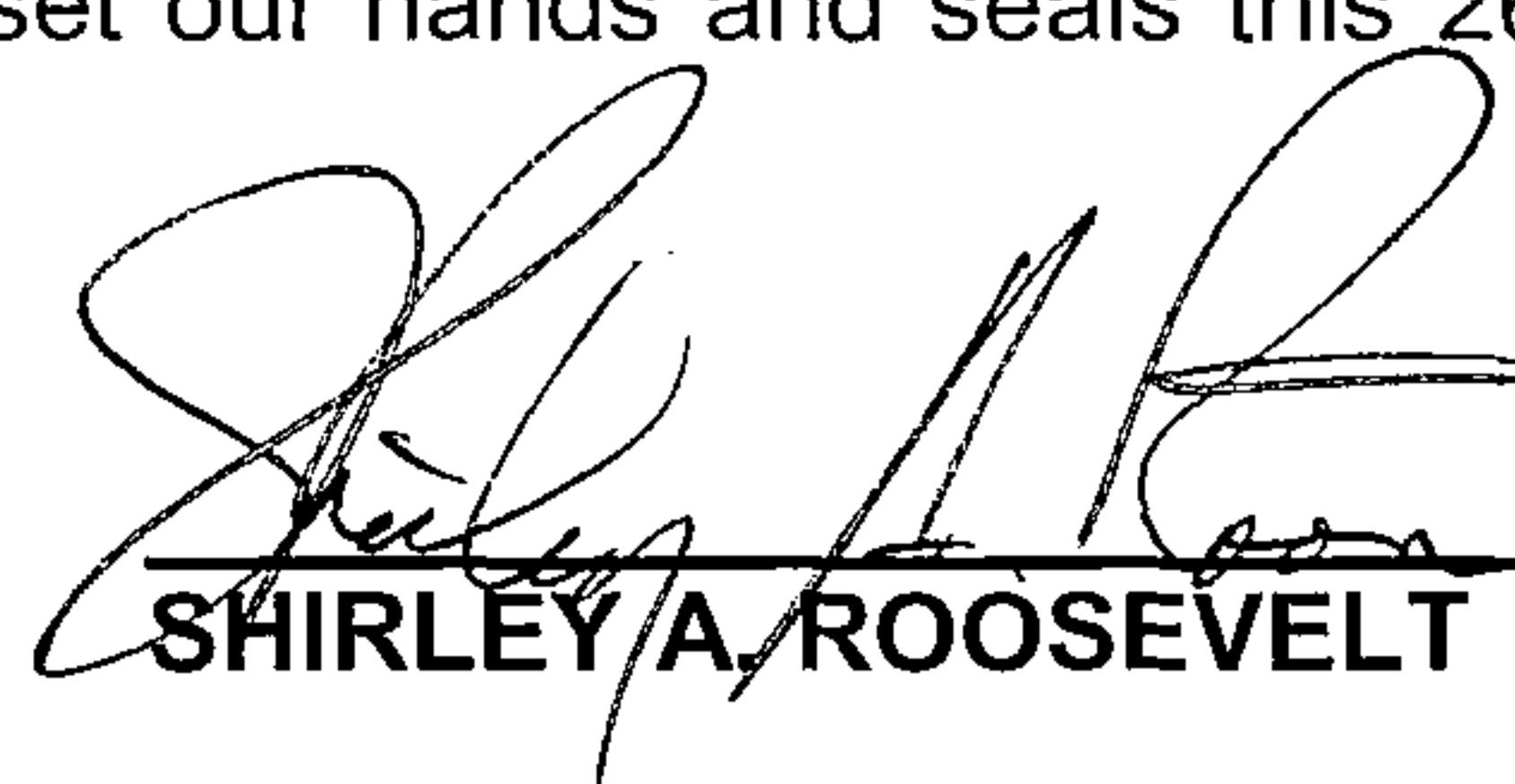
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

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 26th day of June, 2019.


ELWYN V. ROOSEVELT

DAVID E. ROOSEVELT


SHIRLEY A. ROOSEVELT

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **ELWYN V. ROOSEVELT, SHIRLEY A. ROOSEVELT, and DAVID E. ROOSEVELT**, 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 26th day of June, 2018.

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"

Commence at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 89 degrees 51 minutes 30 seconds West along the North line of said quarter-quarter section a distance of 1,050.83 feet to a found rebar corner and the point of beginning of the property being described; thence run South 89 degrees 51 minutes 31 seconds West a distance of 771.04 feet to a set rebar corner on the northerly side of a one hundred foot wide private grassed airstrip runway; thence run South 52 degrees 05 minutes 06 seconds East along said airstrip runway a distance of 552.00 feet to a set rebar corner; thence run North 44 degrees 31 minutes 47 seconds East a distance of 478.48 feet, more or less, to the point of beginning.

There is a twenty foot wide access easement over and across parts of Parcel 2, the centerline of which is described as follows:

Commence at the Northeast corner of the Northeast quarter of the Southwest quarter of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence South 89 degrees 51 minutes 30 seconds West along the North line of said quarter-quarter section a distance of 1,821.87 feet to a point; thence run South 03 degrees 34 minutes 24 seconds West a distance of 244.12 feet to a point in the centerline of a public road and the point of beginning on the centerline of the easement being described; thence run North 50 degrees 14 minutes 24 seconds East a distance of 163.12 feet to a point; thence run North 66 degrees 25 minutes 24 seconds East a distance of 79.14 feet to a point; thence run South 72 degrees 02 minutes 36 seconds East a distance of 91.74 feet to a point; thence run South 59 degrees 21 minutes 36 seconds East a distance of 120.37 feet to a point; thence run South 55 degrees 09 minutes 36 seconds East a distance of 137.41 feet to a point; thence run South 63 degrees 56 minutes 36 seconds East a distance of 67.05 feet to a point; thence run South 89 degrees 12 minutes 36 seconds East a distance of 48.15 feet to a point; thence run North 68 degrees 14 minutes 24 seconds East a distance of 140.07 feet to a point; thence run North 78 degrees 05 minutes 24 seconds East a distance of 57.86 feet to a point; thence run South 76 degrees 39 minutes 36 seconds East a distance of 12.11 feet, more or less, to the end of easement. According to the Survey of Joseph E. Conn, Jr. dated June 5, 2003.

Also conveyed are the rights to an airstrip easement as described in document recorded as Instrument # 20031229000824700 in the Probate Office of Shelby County, Alabama and the rights to use roadway as described in documents recorded as Instrument # 20031229000824720 and Instrument # 20031229000824730, both in the Probate Office of Shelby County, Alabama.

This property being conveyed is intended to be the same property as described in document recorded as Instrument # 20121227000495310 in the Probate Office, Shelby County, Alabama.

Situated, lying and being in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Roosevelt, et al
Mailing Address
517 Air Park Drive
Wilsonville, AL 35186

Grantee's Name David Elwyn Roosevelt
Mailing Address
Gabriela Roosevelt
517 Air Park Drive
Wilsonville, AL 35186

Property Address 517 Air Park Drive
Wilsonville, AL 35186

Date of Sale 06/26/2019
Total Purchase Price \$ _____

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Actual Value \$ _____
Or
Assessor's Market Value \$ 253,530

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 Tax Assessed Value Under
 Closing Statement Parcel 20-1-02-0-000-008.016

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
07/08/2019 01:33:49 PM
\$276.00 CHERRY
20190708000242600

Allie S. Bayl