



20200228000080100 1/5 \$141.50
Shelby Cnty Judge of Probate, AL
02/28/2020 02:28:16 PM FILED/CERT

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

SOURCE OF TITLE: Inst. #20160804000275970

**STATE OF ALABAMA)
)
COUNTY OF SHELBY)**

Send Tax Notice to:
Debra J. Linton
1228 Berwick Road
Birmingham, Alabama 35242-7123

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, effective as of the 8 day of Feb., 2020, for and in consideration of the sum of **One Hundred Seven Thousand Five Hundred and No/100 Dollars (\$107,500.00)**, as can be verified by purchase agreement between Grantor and Grantee, and other good and valuable consideration to

**JOHN LAWRENCE ROBERTSON, AS TRUSTEE OF
TRUST ESTATE "B" CREATED UNDER
THE WILL OF JOSEPH G. ROBERTSON, DECEASED,**
whose mailing address is **2254 Watercrest Drive, Auburn, Alabama 36830-4117**

(herein referred to as "Grantor"), in hand paid by

DEBRA J. LINTON,
whose mailing address is **1228 Berwick Road, Birmingham, Alabama 35242-7123**

(herein referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantee **all of the Grantor's one-half (1/2) undivided interest** (the "Property Interest") in and to the following described real property situated in Shelby County, Alabama (the "Property"; the Property having a **property address of 1303 Berwick Circle, Birmingham, Alabama 35242**), to-wit:

Lot 79, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 32, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Ad valorem taxes and assessments for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, if any, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under any of the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property Interest to the extent owned by Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD the said Property Interest unto the said Grantee, Grantee's heirs and assigns, in fee simple forever.

NOTES:

1. Joseph G. Robertson (the "Decedent") died on or about August 8, 2015, and his Last Will and Testament dated August 8, 2006, as amended by First Codicil thereto dated August 6, 2010 (as so amended, the "Decedent's Will") was duly admitted to probate in Case No. PR-2015-000509 in the Probate Court of Shelby County, Alabama (the "Probate Case"), and, pursuant to Letters Testamentary issued in said case on August 24, 2015, John Lawrence Robertson was appointed as Personal Representative of the Decedent's estate.

2. Trust Estate "B" was created under the terms of Item V of the Decedent's Will, to be held, administered and distributed for the use and benefit of the Decedent's wife, Mary Louise Moore Robertson ("Mary Robertson") during her lifetime pursuant to the terms of Item VII of the Decedent's Will, and John Lawrence Robertson was appointed as Trustee of said Trust Estate "B" and continues to serve in said capacity as of the date of this Deed.

3. The Property Interest was conveyed to John Lawrence Robertson, or his Successor(s), as Trustee of Trust Estate "B" Created Under the Will of Joseph G. Robertson, Deceased, by deed dated July 27, 2016, and recorded on August 4, 2016, in Inst. #20160804000275970 in the Probate Office of Shelby County, Alabama.

4. The Property **IS AND WILL CONTINUE TO BE** the homestead of Mary Robertson, who is currently the fee owner of the other one-half (1/2) undivided interest in the Property not being conveyed hereby, and who is also the primary beneficiary of Trust Estate "B" created the Decedent's Will, and the party entitled to the use of the Property pursuant to Paragraph (c) of Item VII of the Decedent's Will. Mary Robertson is also the mother of the Grantee herein. By her execution hereof, the said Mary Robertson, in her individual capacity, and as the primary beneficiary of Trust Estate "B", is joining in the

execution of this Deed to consent to the conveyance to the Grantee herein of the Property Interest in the Property which is her homestead and which Property Interest was heretofore subject to the terms of the Decedent's Will regarding the administration of Trust Estate "B".

5. This instrument is being executed by the undersigned solely in the fiduciary capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in his individual capacity, and the undersigned expressly limits his liability hereunder solely to the property now or hereafter held by him as the Trustee of Trust Estate "B" created under the Decedent's Will.

6. **REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of the Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

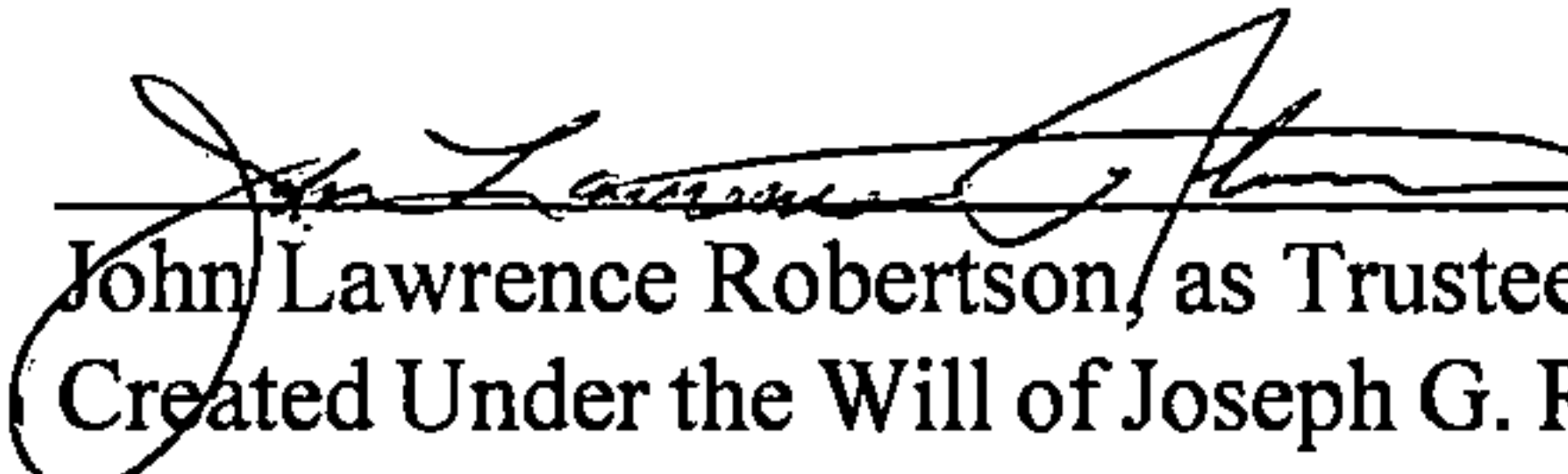
**- Remainder of Page Intentionally Left Blank -
Signature Pages Follow -**



20200228000080100 3/5 \$141.50
Shelby Cnty Judge of Probate, AL
02/28/2020 02:28:16 PM FILED/CERT

IN WITNESS WHEREOF, the Grantor has hereto set Grantor's hand and seal effective as of the date first above written.

GRANTOR:


John Lawrence Robertson, as Trustee of Trust Estate "B"
Created Under the Will of Joseph G. Robertson, Deceased


Date of Execution: 2/8/20

STATE OF ALABAMA)
)
COUNTY OF Lee)


I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that John Lawrence Robertson, whose name as Trustee of Trust Estate "B" created under the Will of Joseph G. Robertson, Deceased, 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 said conveyance, he, in his capacity as such Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8th day of Feb., 2020.

(SEAL)


Notary Public
My Commission Expires: 11/21/20

WALTER M. NORTHCUTT
NOTARY PUBLIC
My Commission Expires Nov. 21, 2020
Alabama State at Large


20200228000080100 4/5 \$141.50
Shelby Cnty Judge of Probate, AL
02/28/2020 02:28:16 PM FILED/CERT

CONSENT TO CONVEYANCE OF PROPERTY INTEREST:

Mary Louise Moore Robertson
Mary Louise Moore Robertson, Individually and as the Primary Beneficiary of Trust Estate "B" Created Under the Will of Joseph G. Robertson, Deceased

Date of Execution: 2/8/20

STATE OF ALABAMA)
COUNTY OF Lee)

Shelby County, AL 02/28/2020
State of Alabama
Deed Tax: \$107.50


I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that Mary Louise Moore Robertson, whose name, both individually and as the primary beneficiary of Trust Estate "B" created Under the Will of Joseph G. Robertson, Deceased, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8 day of Feb., 2020.

(SEAL)

WALTER M. NORTHCUTT
NOTARY PUBLIC
My Commission Expires Nov. 21, 2020
Alabama State at Large

Walter M. Northcutt
Notary Public
My Commission Expires: 11/21/20


20200228000080100 5/5 \$141.50
Shelby Cnty Judge of Probate, AL
02/28/2020 02:28:16 PM FILED/CERT

This Instrument Prepared By:
Craig M. Stephens, Esq.
Sirote & Permutt, P.C.
2311 Highland Avenue South (35205)
P. O. Box 55727
Birmingham, Alabama 35255-5727