


This instrument was prepared without  
title evidence or survey by:

William R. Justice  
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:  
576 Mistletoe Lane  
Vincent, AL 35178

  
20200424000161140 1/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
04/24/2020 02:39:57 PM FILED/CERT

## **WARRANTY DEED**

### **STATE OF ALABAMA**

**SHELBY COUNTY**                      **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Roderick Jerome McKenzie, married (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Betty M. Robertson (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

All of my undivided interests, including every contingent remainder and right of reversion which I own, in and to the following described parcels of real property:

A tract, or parcel of land, situated in Section 10, Township 19 South, Range 2 East, particularly described by metes and bounds as follows: Begin at the Northwest corner of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section, Township and Range; run thence North 1 deg. 15 min. West along half section line, 339.8 feet; run thence North 87 deg. 45 min. East 561.9 feet; thence South 1 deg. 15 min. East, 306.5 feet; thence South 11 deg. 30 min. West 34.8 feet; thence South 26 deg. East 1,180.6 feet; thence South 69 deg. 10 min. West 531.2 feet to the Old Spring Creek; thence Northwesterly along the meanderings of said Creek to the intersection of the center line thereof with the Southern line of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of said Section; thence East along said line, 101 feet to the point of beginning, except for the right of way of the Central of Georgia Railway.

Subject to easements, restrictions, covenants, conditions, rights of way, and encumbrances of record.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 25<sup>th</sup> day of November, 2014.

Roderick Jerome McKenzie  
Roderick Jerome McKenzie

STATE OF ALABAMA  
COUNTY OF Talladega

General Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Roderick Jerome McKenzie, whose name 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of November, 2014



Kendra Ricks  
Notary Public

COMMISSION EXPIRES:  
OCTOBER 30, 2023

  
20200424000161140 2/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
04/24/2020 02:39:57 PM 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 Roderick Jerome McKenzie  
Mailing Address 241 Strong Road  
Talladega, AL 35160

Grantee's Name Betty M. Robertson  
Mailing Address 576 Mistletoe Lane  
Vincent, AL 35178

Property Address Mistletoe Lane  
Vincent, AL

Date of Sale 11/25/19  
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 18,630

1/6 interest

Shelby County, AL 04/24/2020  
State of Alabama  
Deed Tax: \$19.00

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 11/25/19

Print Roderick Jerome McKenzie

Sign

Roderick Jerome McKenzie

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20200424000161140 3/3 \$47.00  
Shelby Cnty Judge of Probate, AL  
04/24/2020 02:39:57 PM FILED/CERT

Form RT-1