

This instrument was prepared by:
Jeffrey N. Cotney, Attorney
717 Kerr Drive, Gardendale, AL 35071
(205) 271-7955

Send Tax Notice to:
Stuart Roberts
3136 N. Woodbridge Rd
Birmingham, AL 35223

WARRANTY DEED
(without title opinion)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Mary A. Roberts, an unmarried woman** (herein referred to as grantor), grant, bargain, sell and convey unto **Stuart Roberts, Trustee of the Roberts Irrevocable Trust dated March 10, 2026, 2019** (herein referred to as grantee), the following described real estate, situated in **SHELBY County, Alabama**, to wit:

Lot 13, according to the survey of Riverchase Country Club Tenth Addition Residential Subdivision, as recorded in Map Book 8 page 47 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements and restrictions of record.

Mary A. Roberts is the surviving grantee of that certain deed recorded at Book 038, Page 297, in the Probate Court of Shelby County, the other grantee, Robert E. Roberts, having died on or about May 29, 1988.

This description provided by grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

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

Shelby County, AL 08/03/2020
State of Alabama
Deed Tax: \$422.00


20200803000327620 1/3 \$450.00
Shelby Cnty Judge of Probate, AL
08/03/2020 02:55:33 PM FILED/CERT

And I do for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

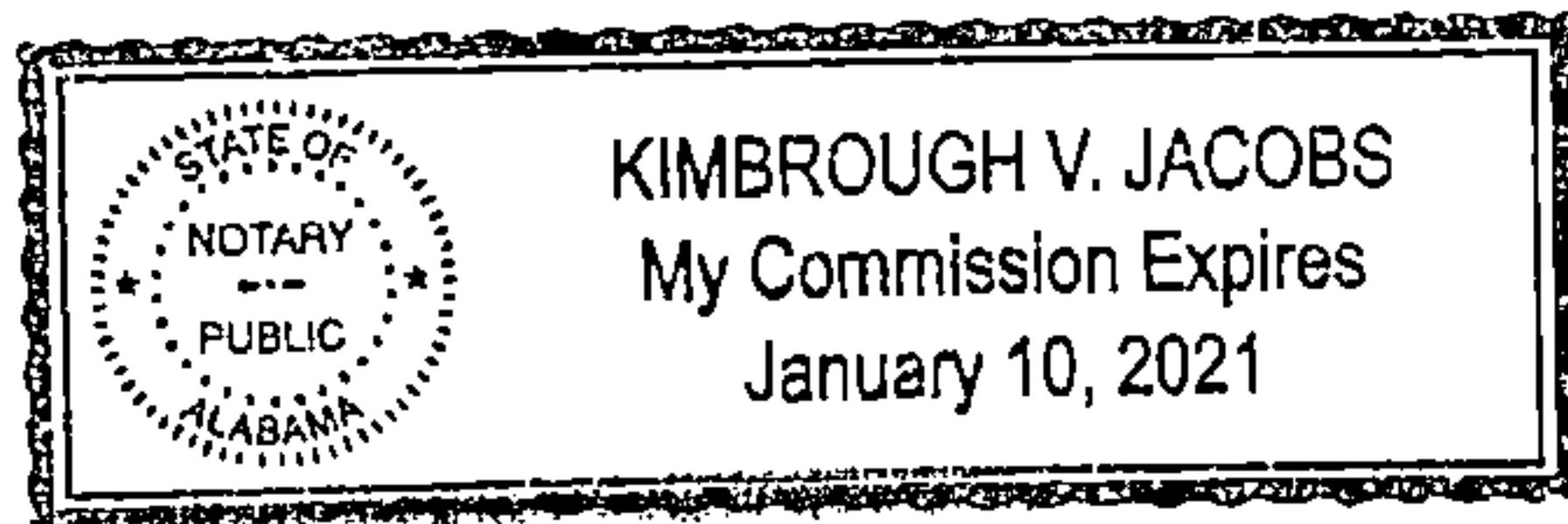
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of March ~~2019~~ 2020

Mary A. Roberts
Mary A. Roberts

STATE OF AL)
Jefferson COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary A. Roberts, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10th day of March, ~~2019~~ 2020



[Signature]
Notary Public


20200803000327620 2/3 \$450.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Mary A. Roberts
Mailing Address 3136 N. Woodbridge Rd
Mountain Brook, AL 35223

Grantee's Name Roberts Irrevocable Trust
Mailing Address 3136 N. Woodbridge Rd
Mountain Brook AL 35223

Property Address 2010 Waters Edge Dr
Hoover, AL 35244

Date of Sale 3/10/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 422,000

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 7/15/2020

Print Mary A. Roberts

Unattested

Sign Mary A. Roberts

(Grantor/Grantee/Owner/Agent) circle one

20200803000327620 3/3 \$450.00
Shelby Cnty Judge of Probate, AL
08/03/2020 02:55:33 PM FILED/CERT

Form RT-1