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20201005000448410 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
10/05/2020 09:02:40 AM FILED/CERT

Send tax notice to: Devona Zales, 5725 Highway 280, Harpersville, Al. 35078

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred thousand and no/100 (\$200,000.00) Dollars, the amount of which can be verified according to the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein; the receipt whereof is acknowledged I or we

Christopher Dale Robertson and his wife Rachel Lynn Robertson

whose mailing address is: P.O. Box 55 Wilsonville, AL 35186

(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

Devona Zales whose mailing address is:  
**5725 Highway 280, Harpersville, Al. 35078**

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 5725 Highway 280, Harpersville, Al. 35078** to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$160,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s) and seal(s) this 18<sup>th</sup> day of September, 2020.

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Christopher Dale Robertson (Seal)  
CHRISTOPHER DALE ROBERTSON

Rachel Lynn Robertson (Seal)  
RACHEL LYNN ROBERTSON

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Dale Robertson and his wife Rachel Lynn Robertson, whose name(s) is/ are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of September, 2020.

Marcus Hunt  
NOTARY PUBLIC

My commission expires: 5/12/21



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**EXHIBIT "A"  
LEGAL DESCRIPTION**

File No.: 20-4002

A parcel of land situated in Section 28, Township 19 South, Range 2 East, Shelby County, Alabama further described as follows: Commence at the Southeast corner of the Southeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East; thence run West along the South line of said quarter-quarter section a distance of 1,933.00 feet; thence turn an angle of 90 degrees 43 minutes 37 seconds to the right and run a distance of 1,164.41 feet to the South right of way of Old U.S. Highway No. 280; thence turn an angle of 104 degrees 31 minutes 36 seconds to the right and run along said highway right of way a distance of 355.80 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 80.84 feet to the South right of way of Project F-214-(29) and the point of beginning; thence continue in the same direction a distance of 129.16 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 175.40 feet; thence turn an angle of 90 degrees 00 minutes to the right and run a distance of 125.81 feet to the South right of way of Project F-214-(29); thence turn an angle of 88 degrees 57 minutes 02 seconds to the right to the tangent of a right of way curve and run along said right of way curve (whose delta angle is 00 degrees 02 minutes 44 seconds to the left, radius is 34,487.47 feet; tangent is 13.75 feet, length of curve is 27.50 feet) to the P.T. STA 1094 + 71.12; thence continue along said highway right of way a distance of 147.90 feet to the point of beginning. Situated in the South 1/2 of the SW 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

Filed and Recorded



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Alabama, County

*Allie S. Bayl*