

* Being Rerecorded to correct legal description.

20210311000121010 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/11/2021 09:23:45 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

SEND TAX NOTICE TO:
JOSEPH AND KAYLA WILLIAMS
2246 HWY 39
CHELSEA, ALABAMA 35043

THIS DOCUMENT WAS PREPARED BY:

A BELL LAW FIRM, LLC
950 22nd Street N., Suite 825
Birmingham, Alabama 35203

20210414000186790 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/14/2021 04:18:40 PM FILED/CERT

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS That in consideration of Ten Thousand Dollars (\$10,000.00) and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, FRANKIE E. ROBINSON and wife, GWEN ROBINSON, (Herein referred to as Grantors) in hand paid by the Grantee herein, the receipt whereof is acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto JOSEPH WILLIAMS and KAYLA WILLIAMS (Herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

METES AND BOUNDS: COM NE COR NW1/4 SE1/4 TH S 600 TO POB TH S 290.3 W 150 ALG N
RW CO RD #36 N 290.3 E 150 TO POB

PARCEL #: 15 3 05 0 000 011.001

Section 5, Township 20, Range 01

TO HAVE AND TO HOLD to the said Grantees for and during their lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs an assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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.

Legal Description:

Begin at the S.E. ^{corner} running South to North 290.3 Feet and running East to West 150 Feet. From that point running North to South 290.3 Feet. From that point West to East 150 Feet to point of beginning. Containing 1 acre. This acre is located in Section 5, Township 20, Range 1 West, lying North of Chelsea Road, Hwy 36, Shelby County, Alabama.

Subject to:


1. Ad Valorem taxes for the current year, which Grantees herein assume and agree to pay.

This property is sold as is and grantor only warrants title from the time grantor obtained title until the date grantor conveys its interest in the aforesaid property to the grantees. Grantor has not permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.


TO HAVE AND TO HOLD Unto the said Grantees, his/her, and assigns, forever.

IN WITNESS WHEREOF, the said Grantor(s), has hereto set its signature and seal, this the 9th day of March 2021.


Frankie E. Robinson

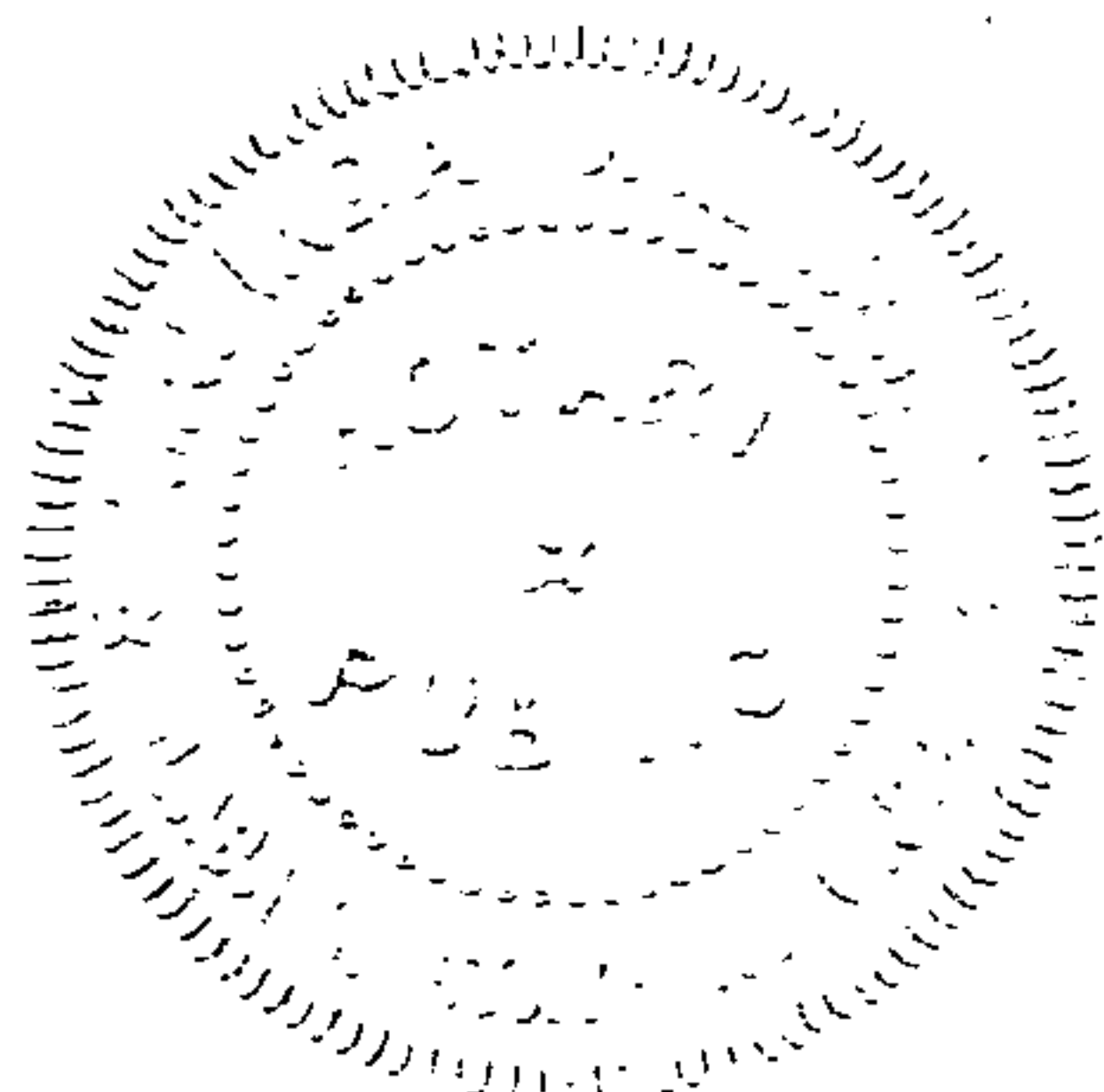

Gwen Robinson


STATE OF ALABAMA)
SHELBY COUNTY)



20210311000121010 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/11/2021 09:23:45 AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said State in said County hereby certify that Frankie E. Robinson and Gwen Robinson, whose names are 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 instrument, they executed the same voluntarily on this day the same bears date.

Given under my hand and official seal this the 9th day of March 2021.




NOTARY PUBLIC
My commission Expires: 05/31/22


20210414000186790 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
04/14/2021 04:18:40 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

Frankie A Owen Robinson

Grantee's Name

Joseph A Kanya Williams

Mailing Address

9369 Old Hwy 280
Chelsea, AL 35043

Mailing Address

2246 Hwy 39
Chelsea, AL 35043

Property Address

Vacant Land
Chelsea, AL
Parcel # 15-3050000
011.001

Date of Sale

03/09/2021

Total Purchase Price

\$ 10,000

or

Actual Value

\$ 12,580.00

or

Assessor's Market Value

\$ 12,580.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☐ Closing Statement



20210311000121010 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
03/11/2021 09:23:45 AM FILED/CERT

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 03/09/2021

Print Frankie E. Robinson

Unattested

Sign

Frankie E. Robinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

