

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-27319

Send Tax Notice To: Tony Mayhew
Jennifer Mayhew

194 Salsar Lane
Birmingham, AL 35242

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of which can be verified in 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, **William S. Robinson and Antoinette Robinson, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tony Mayhew and Jennifer Mayhew**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$42,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of May, 2021.

William S. Robinson
William S. Robinson

Antoinette Robinson
Antoinette Robinson

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that William S. Robinson and Antoinette Robinson, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 2021.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

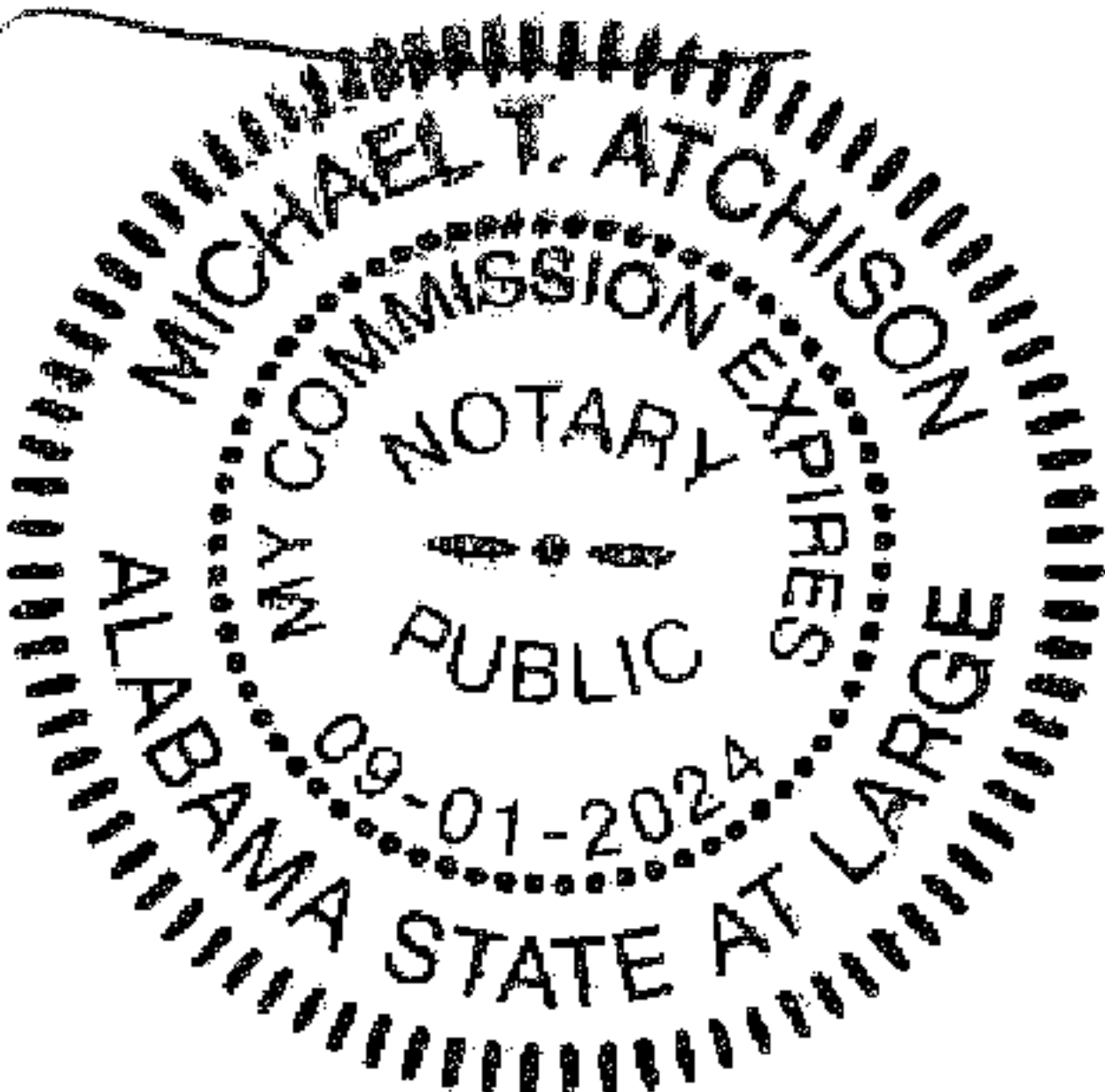


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 12, Township 21 South Range 1 East, Shelby County, Alabama; thence South 1 degree 22 minutes 7 seconds East along the West line of said 1/4-1/4 section, a distance of 1349.58 feet to the SW corner of said 1/4-1/4 section; thence North 83 degrees 32 minutes 14 seconds East a distance of 1323.45 feet to the POINT OF BEGINNING; thence South 86 degrees 20 minutes 13 seconds East a distance of 336.73 feet to the westerly right of way of Shelby County Highway 61; thence South 17 degrees 41 minutes 32 seconds West along said right of way a distance of 848.84 feet; thence North 75 degrees 58 minutes 19 seconds West and leaving said right of way distance of 200.02 feet; thence South 19 degrees 33 minutes 42 seconds West a distance of 393.26 feet to the Easterly right of way of Proposed right of way of Alabama Highway 145 and a point on a curve to the left having a central angle of 00 degrees 17 minutes 08 seconds and a radius of 5036.07 feet, said curve subtended by a chord bearing North 11 degrees 19 minutes 9 seconds East and a chord distance of 25.09 feet; thence along the arc of said curve and along said right of way a distance of 25.09 feet; thence North 11 degrees 10 minutes 35 seconds East along said right of way a distance of 336.93 feet to a point of curve to the right having a central angle of 02 degrees 44 minutes 32 seconds and a radius of 17063.73 feet; thence along the arc of said curve and along said right of way a distance of 816.72 feet to the POINT OF BEGINNING
Situating in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	William S. Robinson Antoinette Robinson	Grantee's Name	Tony Mayhew Jennifer Mayhew
Mailing Address	<u>25947 Hwy 25</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>194 Salsar Lane</u> <u>Birmingham, AL 35242</u>
Property Address	8665 Highway 61 Wilsonville, AL 35186	Date of Sale	May 28, 2021
		Total Purchase Price	\$50,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 May 26, 2021

Print William S. Robinson

Unattested

(verified by)

Sign Antoinette S. Robinson
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/28/2021 02:01:48 PM
\$78.00 CHERRY
20210528000263830

Antoinette S. Robinson

Form RT-1