

Prepared by and
Send tax notice to:
Michael and Candace Roberson
288 Highway 310
Calera, AL 35040

General Warranty Deed with Right of Survivorship

STATE OF Alabama }
COUNTY OF Shelby }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and no Dollars and NO/100 (\$10.00)** to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I **Kermit Houston Roberson**, widowed (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Michael E. Roberson and Candace Roberson**, husband and wife (herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby** County, Alabama to wit:

See attached schedule A for legal description.

This property is not the homestead of the grantor. Mary Roberson having died on or about 10/1995 and Marilyn Roberson having died on or about 8/16/12

Kermit Houston Roberson, Kermit H. Roberson and Kermit Roberson are one in the same person,

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), 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 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.

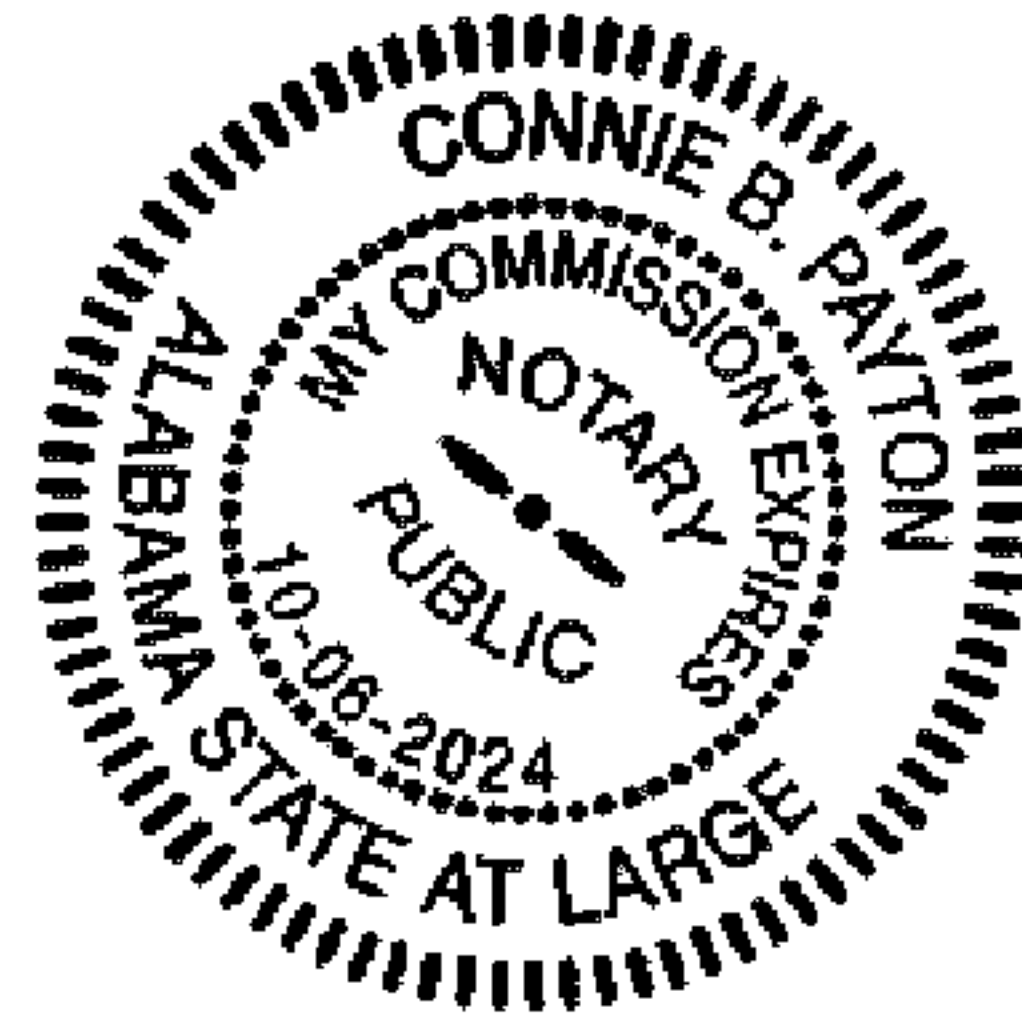
IN WITNESS WHEREOF, the undersigned GRANTOR has hereunto set their hands and seals, this
- 11 day of *May*, 2021.

Kermit Houston Roberson
Kermit Houston Roberson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Kermit Houston Roberson, whose name is signed to the foregoing deed and who is known
to me, acknowledged before me on this day that, being informed of the contents of the conveyance,
he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the *11* day of *May* 2021.



Connie B Payton
Notary Public

My commission expires: *10-6-2024*

Exhibit A

Begin at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama; Thence run North 00 degrees 35 minutes 47 seconds West along the West line of said quarter-quarter section for 195.41 feet to a point on the Southeasterly right of way line of Shelby County Highway no 310; Thence run North 56 degrees 44 minutes 10 seconds East along said road right of way for 104.13 feet to a set iron; Thence run South 28 degrees 11 minutes 58 seconds East for 293.38 feet to a set iron; Thence run North 68 degrees 26 minutes 44 seconds East for 133.54 feet to a set iron; Thence run South 23 degrees 24 minutes 58 seconds East for 96.16 feet to a set iron; Thence run north 85 degrees 58 minutes 20 seconds East for 107.61 feet to a set iron; Thence run north 27 degrees 54 minutes 46 seconds West for 133.90 feet to a set iron; Thence run North 44 degrees 47 minutes 30 seconds West for 343.15 feet to a point on the Southeasterly right of way line of Shelby County Highway no 310; Thence run North 55 degrees 59 minutes 41 seconds East along said road right of way for 89.11 feet to a found capped RYS; Thence run South 51 degrees 39 minutes 04 seconds East for 469.37 feet to a found capped RYS; Thence run South 29 degrees 10 minutes 36 seconds West for 197.65 feet to a found capped RYS; Thence run South 61 degrees 27 minutes 39 seconds West for 84.77 feet to a found capped RYS; Thence run South 61 degrees 51 minutes 07 seconds West for 184.55 feet to a found ½" rebar; Thence run South 64 degrees 34 minutes 30 seconds West for 325.23 feet to a found ½" rebar; Thence run North 00 degrees 35 minutes 26 seconds West for 356.99 feet to the point of beginning.

Said tract of land containing 215,585.15 SQ. FT or 4.95 Acres.

Real Estate Sales Validation Form

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

Grantor's Name Kermit Houston Roberson
Mailing Address 16th Street
Calera, AL 35040

Grantee's Name Michael E. Roberson
Mailing Address Candace Roberson
288 Highway 310
Calera AL 35040

Property Address 288 Highway 310
Calera AL 35040

Date of Sale 5/11/2021
Total Purchase Price \$ 130,000.00
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)

Bill of Sale Appraisal
 Sales Contract Other
 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 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).

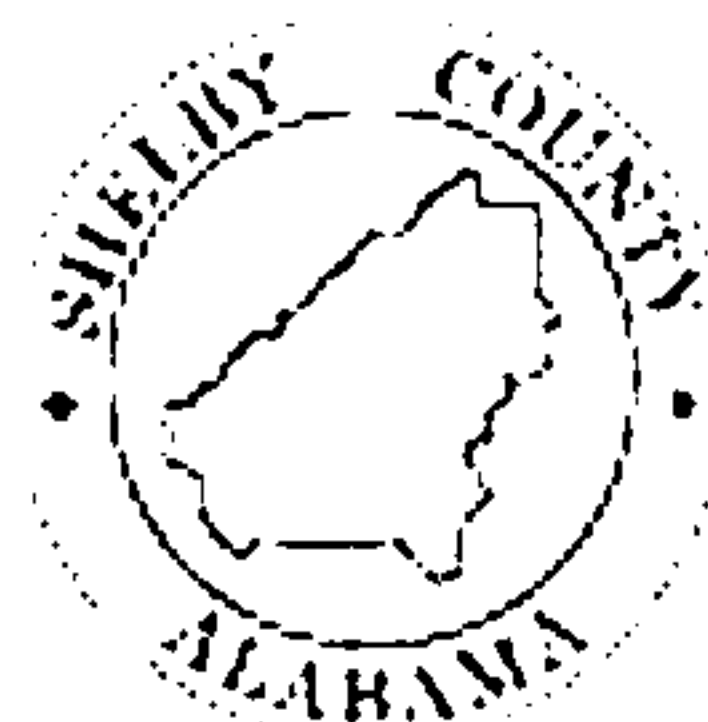
Date 5/11/2021

Print Michael E. Roberson / Candace Roberson

Unattested _____
(verified by)

Sign Michael E. Roberson Candace Roberson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2021 03:17:40 PM
\$64.00 BRITTANI
20210610000285130

Ally S. Bayl