

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27150

Send Tax Notice To: Tyler Phelps
Ashlynn Phelps
25947 Highway 25 .
Wilsonville, AL 35186

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 **One Hundred Ninety Nine Thousand Nine Hundred Dollars and No Cents (\$199,900.00)**, 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 Robinson and Antoinette Robinson, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tyler Phelps and Ashlynn Phelps**, (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.

\$196,278.00 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 16th day of July, 2021.

William Robinson Antoinette Robinson
William Robinson
William S. Robinson
by William Robinson
as Attorney in Fact

State of Alabama
County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that William Robinson and William Robinson as Attorney in Fact for 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 16th day of July, 2021.

Mike T. Atchison
Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

The East 320.2 feet of the following:

Begin at the NW corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 21 South, Range 1 East; thence run East for 17.46 feet to the point of beginning; thence continue along said line for 1322.17 feet; thence 90 degrees right run for 10.21 feet to the right of way of Alabama State Highway No. 25; thence run southwesterly along said right of way a chord distance of 212.91 feet; thence continue along said right of way for 1132.87 feet to the East right of way of Shelby County Road #55; thence North 100 degrees 47 minutes 32 seconds right run northerly along said right of way of way for 243.29 feet to the point of beginning.

According to the survey of Thomas E. Simmons, RLS #12945, dated September 13, 1990.

ALSO::

PARCEL II:

Beginning at the Southeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 5, Township 21 South, Range 1 East; thence North along the East boundary of the said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, a distance of 680.39 feet to a point; thence an angle of 90 degrees 25 minutes to the left and run westerly a distance of 320.2 feet to a point; thence turn an angle of 89 degrees 35 minutes to the left and run southerly a distance of 680.39 feet to a point; thence turn an angle of 90 degrees 25 minutes to the left and run easterly a distance of 320.2 feet to the point of beginning; being situated 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 Robinson Antoinette Robinson	Grantee's Name	Tyler Phelps Ashlynn Phelps
Mailing Address	15765 Hwy 145 Shelby, AL 35143	Mailing Address	25947 Highway 25 Wilsonville, AL 35186
Property Address	25947 Highway 25 Wilsonville, AL 35186	Date of Sale	July 16, 2021
		Total Purchase Price	\$199,900.00
		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 July 16, 2021

Print William Robinson

Unattested

Sign William Robinson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2021 10:03:34 AM
\$32.00 JOANN
20210719000348160

Form RT-1

Allen S. Bevil