

This instrument was prepared by  
**Sandy F. Johnson**  
Attorney at Law  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice to: David A. Bradshaw  
(Name) and Donna A. Bradshaw  
(Address) 2699 16<sup>th</sup> Street  
Calera, AL 35040

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Warranty Deed, Joint with Rights of Survivorship

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STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THREE HUNDRED SEVENTY FIVE THOUSAND DOLLARS AND 00/100 (\$375,000.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kermit Steven Roberson, as Personal Representative of the Estate of Kermit H. Roberson, deceased (Shelby County Case #PR-2021-000738) and Kermit Steven Roberson, a married man, Jennifer Anne Nabors, a married woman, and Michael Edward Roberson, a married man, being the heirs and next-of-kin of Kermit H. Roberson, deceased** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David A. Bradshaw and Donna A. Bradshaw** (herein referred to as Grantee, whether one or more), as joint tenants with rights of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Parcel One:**

**Lots 19 and 20 in Allendale Subdivision, according to map of said Subdivision which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, Page 78. Situated in Shelby County, Alabama.**

**SOURCE OF TITLE: INSTRUMENT 20050613000289280**

**AND**

**Parcel Two:**

**Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence N02 degrees 47'12"W, a distance of 266.63' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 236.34'; thence N90 degrees 00'00"W, a distance of 512.50'; thence S03 degrees 54'26"E, a distance of 236.61'; thence N90 degrees 00'00"E, a distance of 507.86' to the POINT OF BEGINNING.**

**SOURCE OF TITLE: INSTRUMENT 20131106000438330**

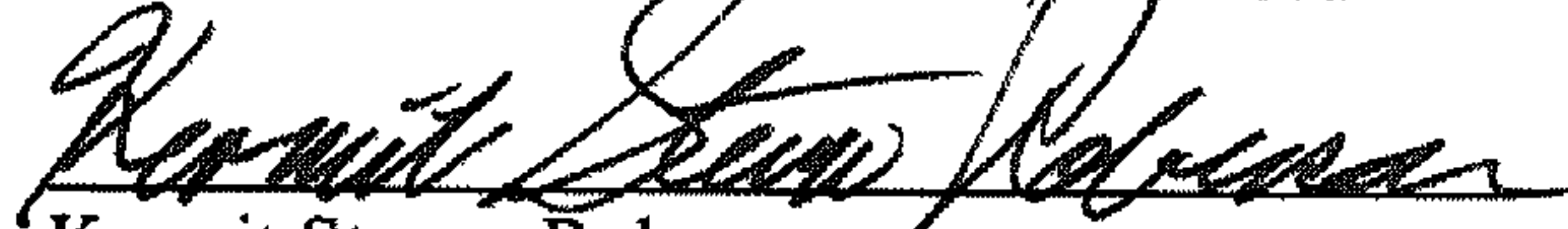
**THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.**

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 21 day of October, 2021.

Estate of Kermit H. Roberson, deceased

  
Kermit Steven Roberson  
Personal Representative

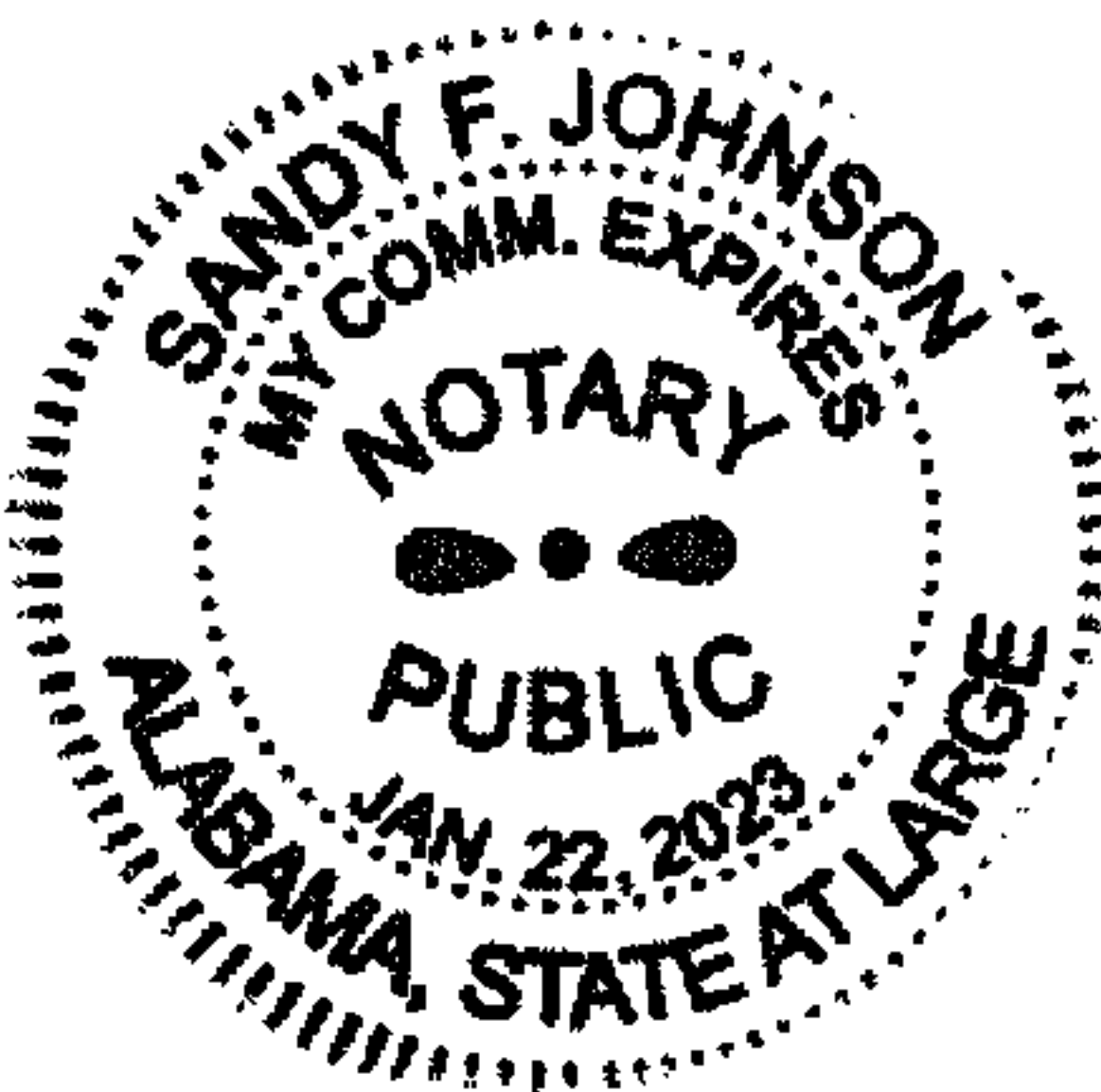
STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Kermit Steven Roberson, whose name as Personal Representative for the Estate of Kermit H. Roberson, deceased, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this 21 day of October, 2021

  
Notary Public

My commission expires: 01-22-2023

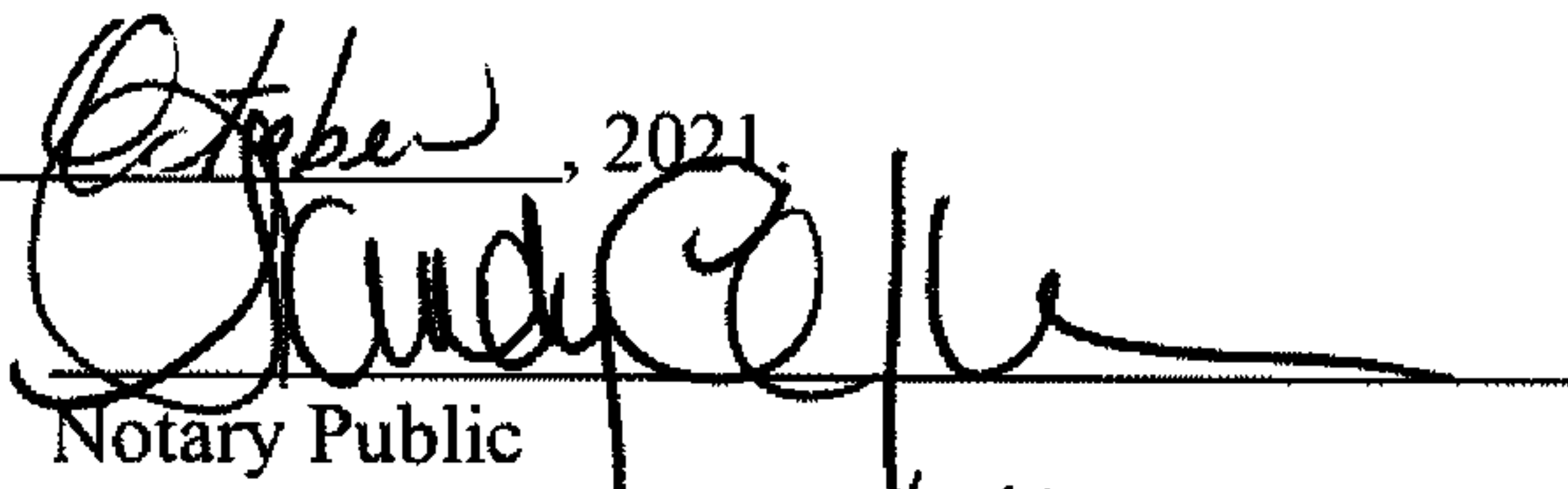


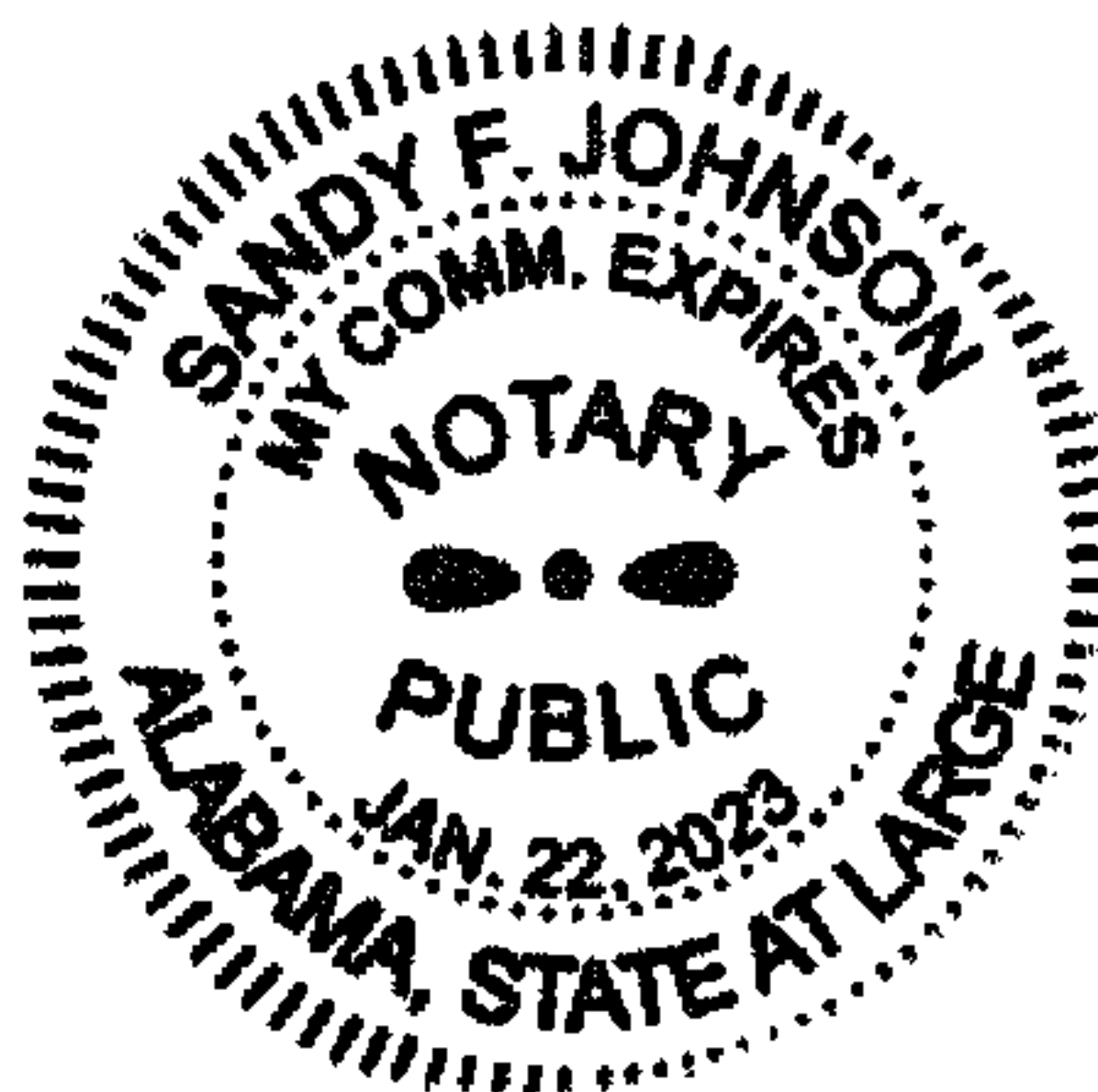
  
Kermit Steven Roberson

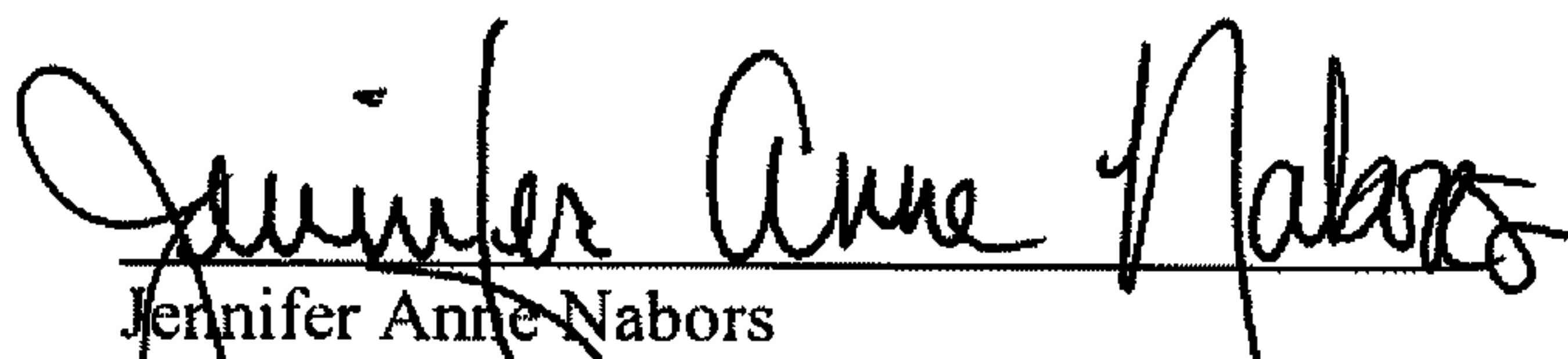
STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

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

Given under my hand and official seal this 21 day of October, 2021.

  
Notary Public  
My commission expires: 01-22-2023

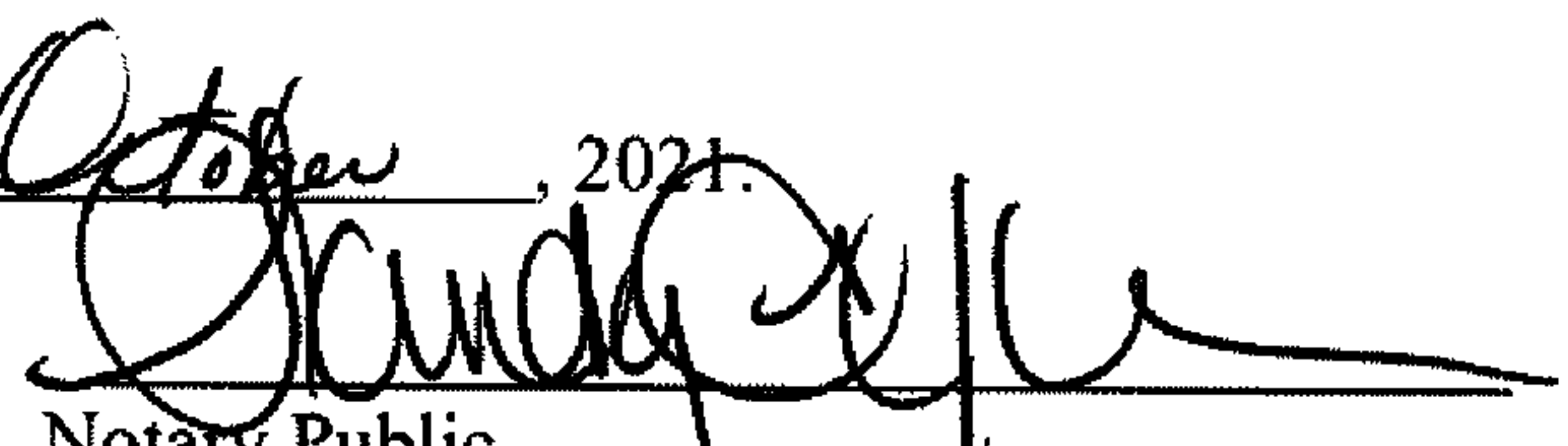


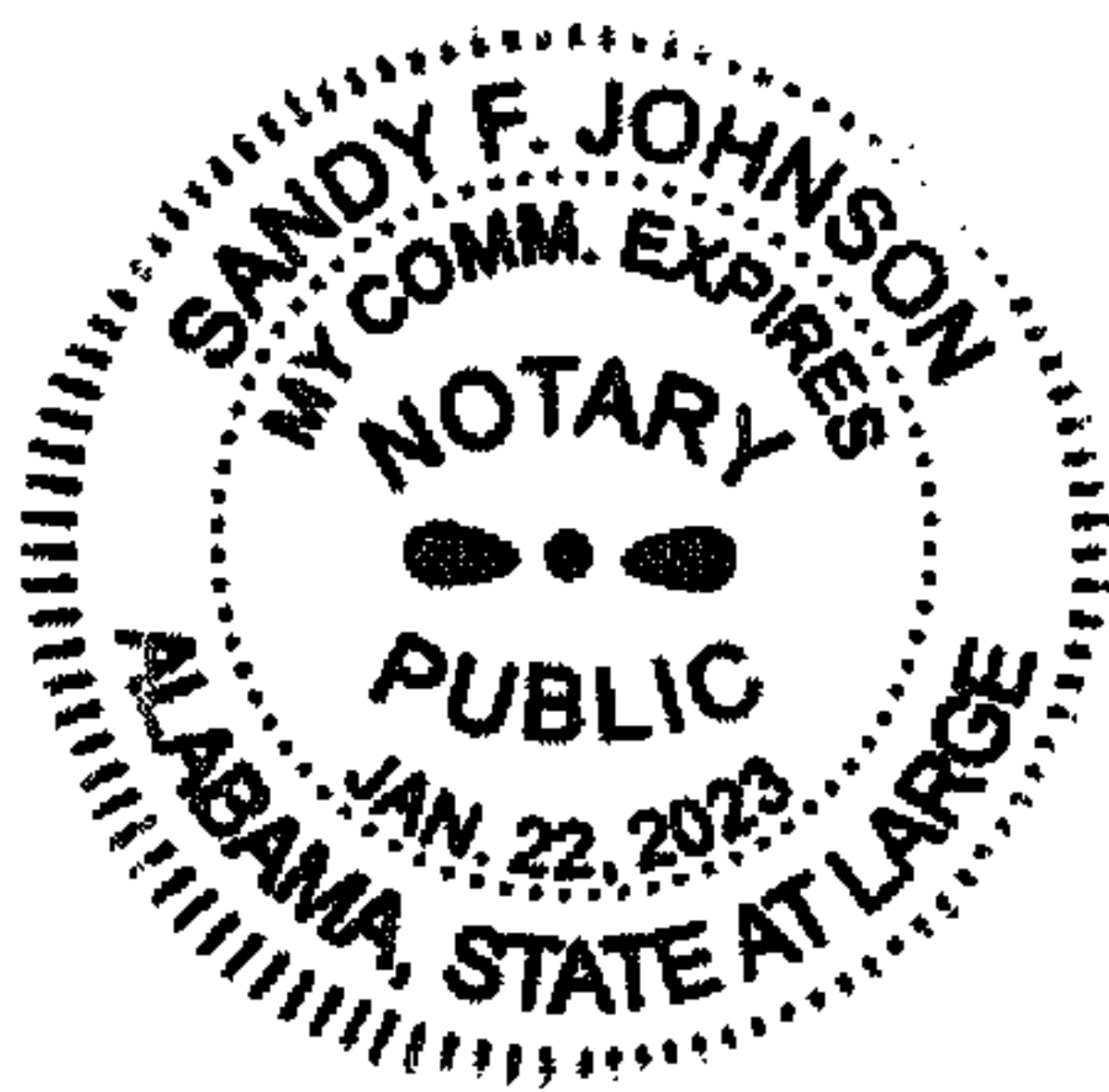
  
Jennifer Anne Nabors

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennifer Anne Nabors, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of October, 2021.

  
Notary Public  
My commission expires: 01-22-2023



Michael Edward Roberson

Michael Edward Roberson

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

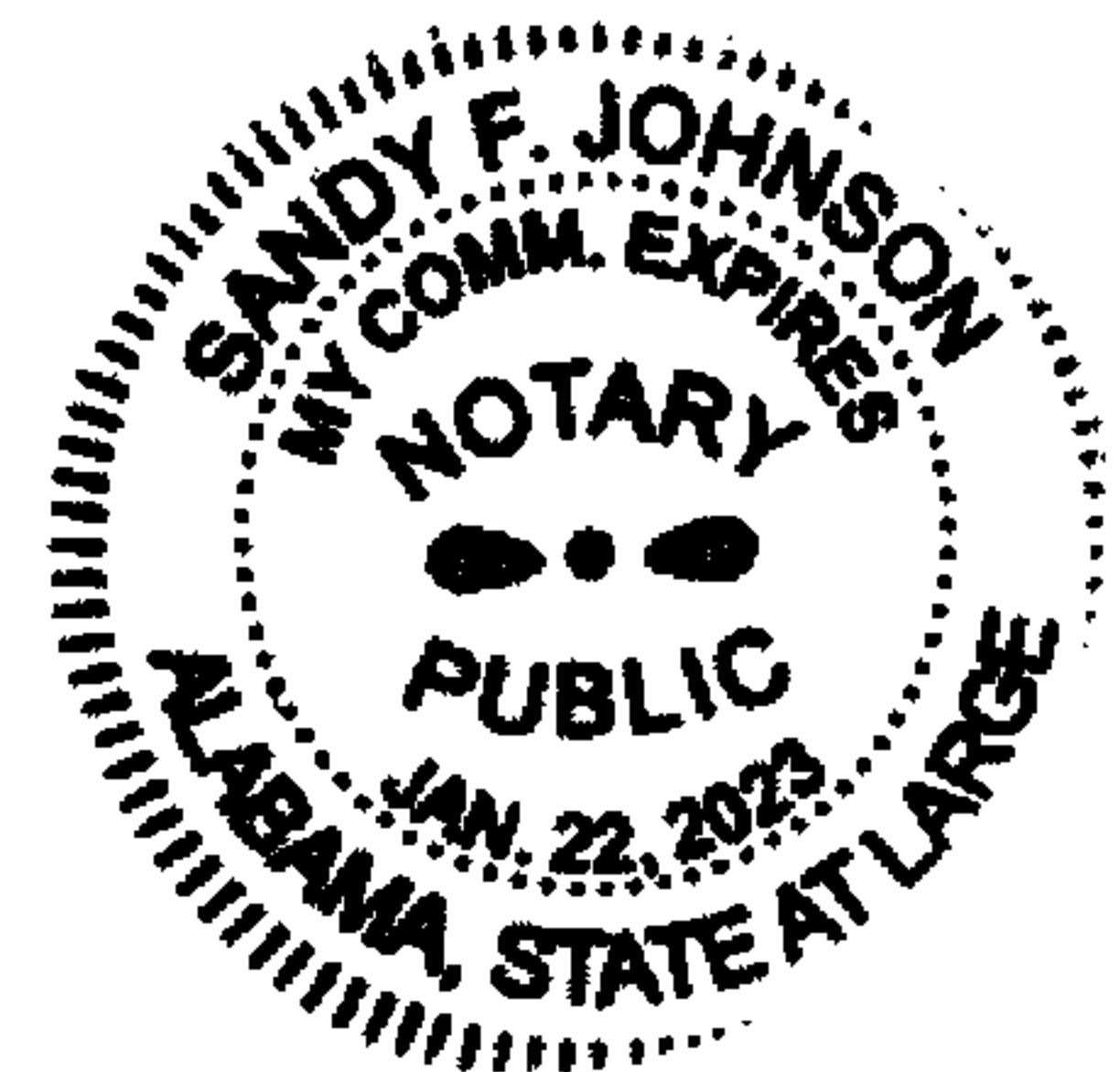
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Edward Roberson, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of October, 2021.

Sandy F. Johnson

Notary Public

My commission expires: 1/22/23





**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Estate of Kermit H. Roberson  
 Mailing Address 215 Highway 310  
Calera, AL 35040

Grantee's Name David A. Bradshaw and  
 Mailing Address Donna A. Bradshaw  
2699 16th St  
Calera, AL 35040

Property Address 2699 16th Street  
Calera, AL 35040

Date of Sale 10/21/2021  
 Total Purchase Price \$ 375,000.00  
 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 10/21/2021

Print

Sign

Sandy F. Johnson  
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/22/2021 04:03:59 PM  
 \$39.00 CHERRY  
 20211022000515800

Print Form

Form RT-1

