

This instrument was prepared by:  
**Michael Lindsey, Esq.**  
244 Inverness Center Dr, Ste 200  
Birmingham, AL 35242

Send Tax Notice To:  
**James Mark Clayton**  
P.O. Box 382646  
Birmingham, AL 35238



20211103000532790 1/4 \$244.50  
Shelby Cnty Judge of Probate, AL  
11/03/2021 11:27:16 AM FILED/CERT

STATE OF ALABAMA                    )  
  :     WARRANTY DEED  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

That, for and in consideration of **Two Hundred and Twelve Thousand, Five Hundred Dollars and 00/100 (\$212,500.00)**, and other good and valuable consideration, to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we, **Tommy Turpin & Rachel Hollingshead as personal representatives of the Estate of James E. Roberts, deceased, Probate Case PR-2021000863** (hereinafter referred to as GRANTOR) do hereby grant, bargain, sell and convey all interest in such property described below unto **James Mark Clayton**, a married man (hereinafter referred to as GRANTEE), the following described Real Estate, situated in the County of Shelby, State of Alabama, to-wit:

**Street Address:** 7089 Meadowlark Drive, Birmingham, AL 35242

**Parcel ID #:** 03 9 31 0 001 003.000

**Further described as follows:**

**See Exhibit A**

The Subject Property is not, and has never been, the homestead of the Grantor or his spouse.

Subject To:

1. Any and all easements and restrictions of record.
2. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 142, Page 329; Deed 112, Page 132, and Deed 112, Page 133 in the Probate Office of Shelby County, Alabama.
3. Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Real 17, page 967 in the Probate Office.
4. Easements as to sanitary sewer as shown by instrument recorded in Inst. No. 1996- 20235 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 327, Page 553, and Deed 32, Page 183, and Deed 140, Page 166 in the Probate Office.
6. 15 feet on the Northerly side for road as set out in Deed 339, Page 685 and Inst. No. 199s-2isoo in the Probate Office.
7. Easements and building line as shown on recorded map.

The subject property is not the homestead of the Grantor or his spouse.

Shelby County, AL 11/03/2021  
State of Alabama  
Deed Tax: \$212.50

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its heirs and assigns forever.

And GRANTOR does for himself, his heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that the GRANTOR is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same as aforesaid; that the GRANTOR along with his heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this the 1 day of November 2021.

Tommy E. Turpin PR

**Tommy Turpin, as personal representative of the Estate of James E. Roberts, deceased, Probate Case PR-2021000863**

Rachel Hollingshead PR

**Rachel Hollingshead as personal representative of the Estate of James E. Roberts, deceased, Probate Case PR-2021000863**

STATE OF ALABAMA                     )  
SHELBY COUNTY                     )

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I, a Notary Public, hereby certify that **Tommy Turpin as personal representatives of the Estate of James E. Roberts, deceased, Probate Case PR-2021000863** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of Nov, 2021.

My Commission Expires: 5/7/2023

STATE OF ALABAMA                     )  
SHELBY COUNTY                     )

Tammy Uptain  
Notary Public

TAMMY UPTAIN  
Notary Public, Alabama State at Large  
My Commission Expires 05/07/2023

I, a Notary Public, hereby certify that **Rachel Hollingshead as personal representatives of the Estate of James E. Roberts, deceased, Probate Case PR-2021000863** whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of Nov, 2020.

Supanne H. Abbott  
Notary Public

My Commission Expires: January 20, 2024





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### EXHIBIT A

#### PARCEL I

A part of Lot 19, according to the survey of Jessica Ingram Subdivision, as recorded in Map Book 3, Page 54, in the Probate Office of Shelby County, Alabama, in the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 18 South, Range 1 West, being more particularly described as follows: Commence at the Northeast corner of Lot 19 of Jessica Ingram Subdivision, as recorded in Map Book 3, Page 54, in the Probate Office of Shelby County, Alabama; thence run westerly along the north line thereof for 1093.80 feet to the point of beginning; thence continue last described course for 36.22 feet; thence 77 degrees 44 minutes 04 seconds left and run 168.85 feet to the Southerly line of said Lot 19; thence 102 degrees 15 minutes 56 seconds left run Easterly along said South line for 42.65 feet; thence 79 degrees 53 minutes left run northeasterly 167.60 feet to the point of beginning; being situated in Shelby County, Alabama.

#### PARCEL II

A part of Lot 19 according to the Jessica Ingram Survey recorded in Map Book 3, Page 54 in the office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Southeast corner of Lot 19, thence run West along the South lot line 1168.15 feet to the point of beginning; thence continue last course 229.08 feet to an iron pin found 2.8 feet east of the east edge of the pavement on Meadowlark Drive, thence turn right 94 deg. 37 min. 55 sec. and run North 165.00 feet, thence turn right 85 deg. 20 min. 39 sec. and run east 246.70 feet along the center of a 30 foot easement; thence turn right 100 deg. 40 min. 26 sec. and run Southwest 167.50 to the point of beginning. Containing 0.9 acre, more or less. The North 15 feet to said property has been previously reserved for an easement.  
Less and except any part lying within the right-of-way of Meadowlark Drive.

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S



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Grantor's Name The Estate of James E. Roberts  
Mailing Address 1976 Independence Court St 300  
Vestavia Hills, AL 35216

Grantee's Name James Mark Clayton  
Mailing Address P.O. Box 382464  
Birmingham, Alabama 35238

Property Address 7089 Meadowlark Drive  
Birmingham, Alabama 35242

Date of Sale November 1, 2021  
Total Purchase Price \$ 212,500.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

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 November 1, 2021

Print James Mark Clayton

☐ Unattested

(verified by)

Sign

James Mark Clayton  
(Grantor/Grantee/Owner/Agent) circle one

eForms

Form RT-1