

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
George T. Roberson and Vickie Hemphill
1140 Mimosa Rd.
Leeds, AL 35094

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty-Nine Thousand Nine Hundred And No/100 Dollars (\$339,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tracy H. Wilson and Edward J. Wilson, Jr., a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto George T. Roberson Vickie Hemphill (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

PARCEL 1

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89° 26' 30" WEST ALONG THE NORTH 1/4 - 1/4 LINE FOR A DISTANCE OF 162.57 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 101, THENCE RUN S 59° 33' 15" W FOR A DISTANCE OF 51.88 FEET TO A FOUND R.O.W. MONUMENT, SAID POINT BEING THE BEING THE POINT CURVATURE OF A CURVE TO THE LEFT HAVE A RADIUS OF 1950.48 FEET, A CHORD OF 314.38 FEET, AND A CHORD BEARING OF S 64° 41' 21" W; THENCE RUN ALONG SAID CURVE AND RIGHT-OF-WAY FOR A DISTANCE OF 314.72 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1,950.48 FEET, A CHORD OF 129.98 FEET, AND A CHORD BEARING OF S 71° 11' 56" W; THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 130.00 FEET OT A SET 1/2" REBAR CAPPED CLINKSCALES, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 16° 57' 33" E FOR A DISTANCE OF 287.15 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE RUNS 76° 56' 32" W FOR A DISTANCE OF 105.05 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE RUN N 63° 17' 44" W FOR A DISTANCE OF 27.19 FEET TO A FOUND 1/2" REBAR CAPPED PARKS; THENCE RUN N 16° 57' 35" W FOR A DISTANCE OF 265.01 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD 101, SAID POINT BEING A FOUND 1/2" REBAR CAPPED PARKS, SAID POINT ALSO BEING ON A CURVE TO THE RIGHT HAVE A RADIUS OF 1,950.48 FEET, A CHORD OF 124.98 FEET, AND A CHORD BEARING OF N 74° 57' 57" E; THENCE RUN ALONG SAID CURVE AND SAID SOUTHERN RIGHT-OF-WAY LINE FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 0.81 ACRES, MORE OR LESS.

PARCEL 2

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA; THENCE RUN N 89° 26' 30" WEST ALONG THE NORTH 1/4 - 1/4 LINE FOR A DISTANCE OF 162.57 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 101, THENCE RUN S 59° 33' 15" W FOR A DISTANCE OF 51.88 FEET TO A FOUND R.O.W. MONUMENT, SAID POINT BEING THE BEING THE POINT CURVATURE OF A CURVE TO THE LEFT HAVE A RADIUS OF 1,950.48 FEET, A CHORD OF 314.38 FEET, AND A CHORD BEARING OF S 64° 41' 21" W; THENCE RUN ALONG SAID CURVE AND RIGHT-OF-WAY FOR A DISTANCE OF 314.72 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1,950.48 FEET, A CHORD OF 129.98 FEET, AND A CHORD BEARING OF S 71° 11' 56" W, THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 130.00 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN S 16° 57' 33" E FOR A DISTANCE OF 287.15 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN N 58° 23'

44" E FOR A DISTANCE OF 134.27 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN N 16° 57' 13" W FOR A DISTANCE OF 257.38 FEET TO THE POINT OF BEGINNING OF SAID PROPERTY. SAID PARCEL BEING 0.81 ACRES, MORE OR LESS.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Tracey H. Wilson and Tracy L. New are one and the same person in those certain deeds recorded in Instrument # 20150612000196360 and Instrument # 20160623000217290.

Subject to a third party mortgage in the amount of \$254,375.00 executed and recorded simultaneously herewith.

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, the undersigned have hereunto set our hands and seals on this 30 day of December, 20 21.

Tracy H. Wilson

Tracy H. Wilson

Edward J. Wilson Jr.

Edward J. Wilson, Jr.

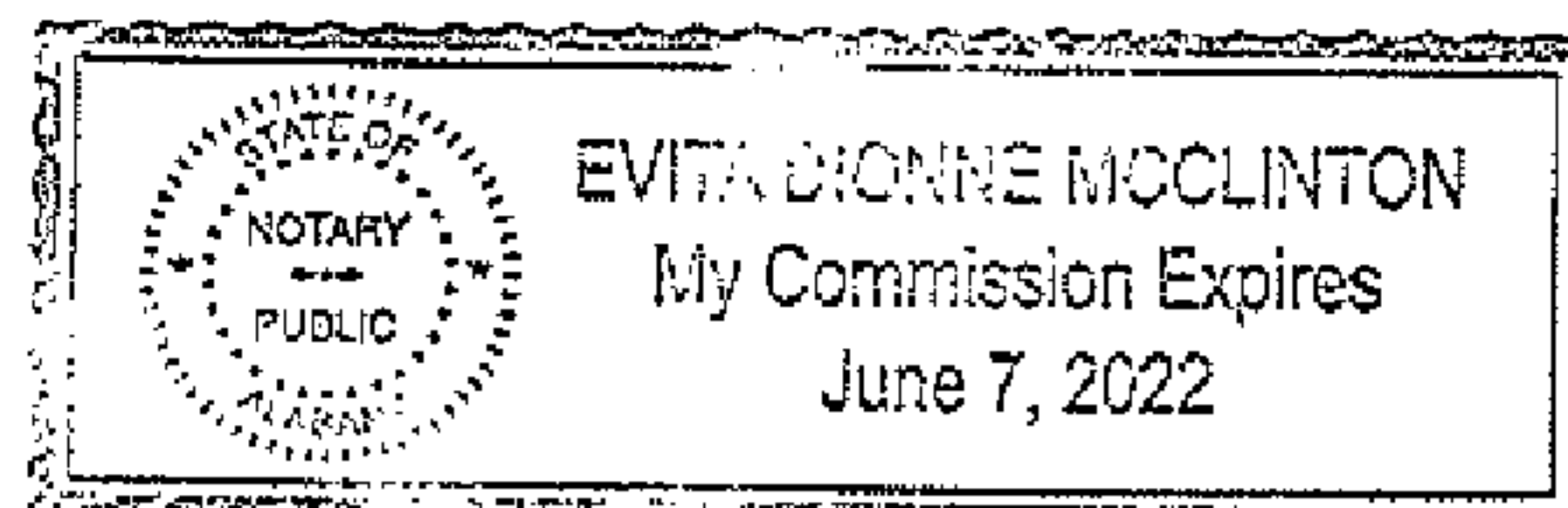
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tracy H. Wilson and Edward J. Wilson, Jr. 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 on this 30 day of Dec, 20 21.

[Signature]
Notary Public

My commission expires: 6-7-22



Real Estate Sales Validation Form

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

Grantor's Name Tracy H. Wilson and Edward J. Wilson, Jr. Grantee's Name George T. Roberson and Vickie Hemphill

Mailing Address PO Box 821 Mailing Address 5909 panorama Dr Se, 16-101
Cropwell AL 35054 Auburn, WA 98092

Property Address 1140 Mimosa Rd.
Leeds, AL 35094

Date of Sale December 30, 2021

Total Purchase Price \$339,900.00

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)

☐ 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 - Tracy H. Wilson and Edward J. Wilson, Jr. PO Box 821 Cropwell AL 35054

Grantee's name and mailing address - George T. Roberson and Vickie Hemphill, 5909 panorama Dr Se, 16-101, Auburn, WA 98092.

Property address - 1140 Mimosa Rd., Leeds, AL 35094

Date of Sale - December 30, 2021.

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: December 30, 2021

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2022 01:08:33 PM
\$115.00 BRITTANI
20220106000007120

Brittani