

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-22-28349

Send Tax Notice To: Roger Smith
Danielle Smith

378 Hwy 306
Columbiana, AL 35040

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 **Two Hundred Ninety Nine Thousand Dollars and No Cents (\$299,000.00)**, 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, **Michael E. Roberson and wife, Candace B. Roberson** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Roger Smith and Danielle Smith**, (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 taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$269,000.00 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 2nd day of June, 2022.

Michael E. Roberson

Michael E. Roberson

Candace B. Roberson

Candace B. Roberson

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Michael E. Roberson and Candace B. Roberson**, 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 2nd day of June, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

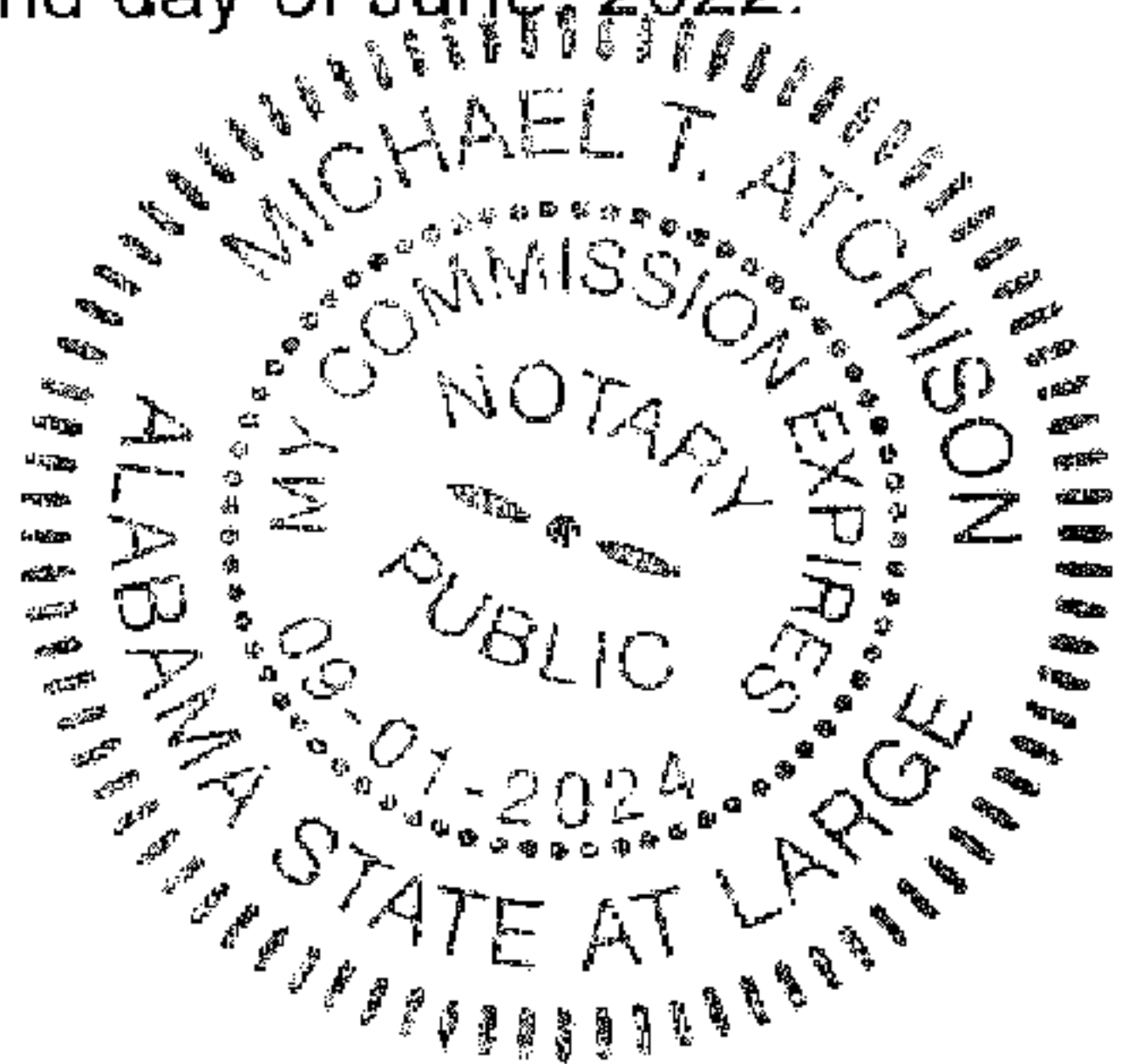


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 19, according to the Survey of Country View Estates, Phase I, as recorded in Map Book 10, Page 10, in the Probate Office of Shelby County, Alabama.

ALSO: The following described additional land:

Commence at the NW corner of said Lot 19, Country View Estates, Phase I, as recorded in map Book 10, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama, and run thence southwesterly along the West line of said Lot 19 a distance of 175.89 feet to the point of beginning of the property being described; thence continue along last described course 134.11 feet to a point; thence turn 89 degrees 01 minute 18 seconds left and run 120.17 feet to a point; thence turn 90 degrees 49 minutes 42 seconds left and run 132.06 feet to a point; thence turn 88 degrees 00 minutes 00 seconds left and run 120.0 feet to the point of beginning. All being situated in the W 1/2 of the W 1/2 of Section 23, Township 22 South, Range 2 West, 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	Michael E. Roberson Candace B. Roberson	Grantee's Name	Roger Smith Danielle Smith
Mailing Address	<u>288 Hwy 310</u> <u>Calera AL 35040</u>	Mailing Address	<u>370 Hwy 306</u> <u>Calera AL 35046</u>
Property Address	<u>Calera, AL 35040</u>	Date of Sale	<u>June 02, 2022</u>
		Total Purchase Price	<u>\$299,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 June 02, 2022

Print Michael E. Roberson Candace B. Roberson

Unattested

Sign Michael E. Roberson Candace B. Roberson
(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
06/03/2022 11:05:14 AM
\$58.00 JOANN
20220603000223650



Form RT-1

Allen S. Byrd