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DEEDS 1/7

This instrument was prepared by  
Brooke Davis  
Attorney at Law  
226 Willow Cr  
Calera, AL 35040

Send Tax Notice to:  
Michael Edward Roberson  
and Candace Roberson  
288 Highway 310, 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 One hundred DOLLARS AND 00/100 (\$100.00) 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 Michael Edward Roberson and Candace Roberson (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:

“SEE EXHIBIT A”

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE.

**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 30<sup>th</sup> day of July, 2022.

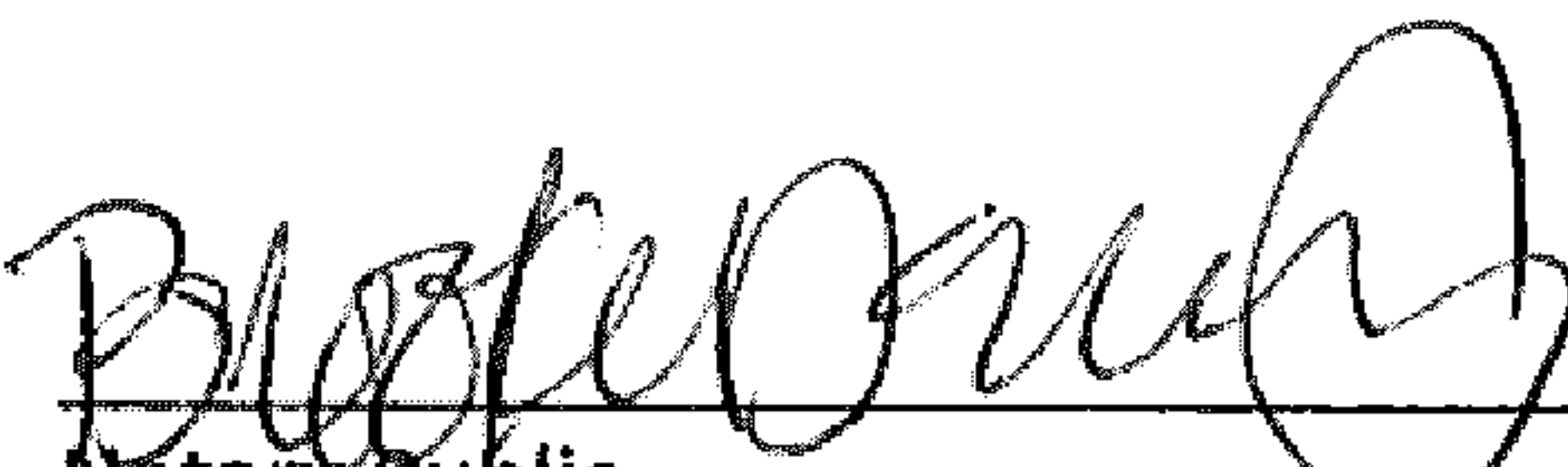
Estate of Kermit H. Roberson, deceased

  
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 30<sup>th</sup> day of July, 2022.

  
Notary Public  
My commission expires: 9/14/2025

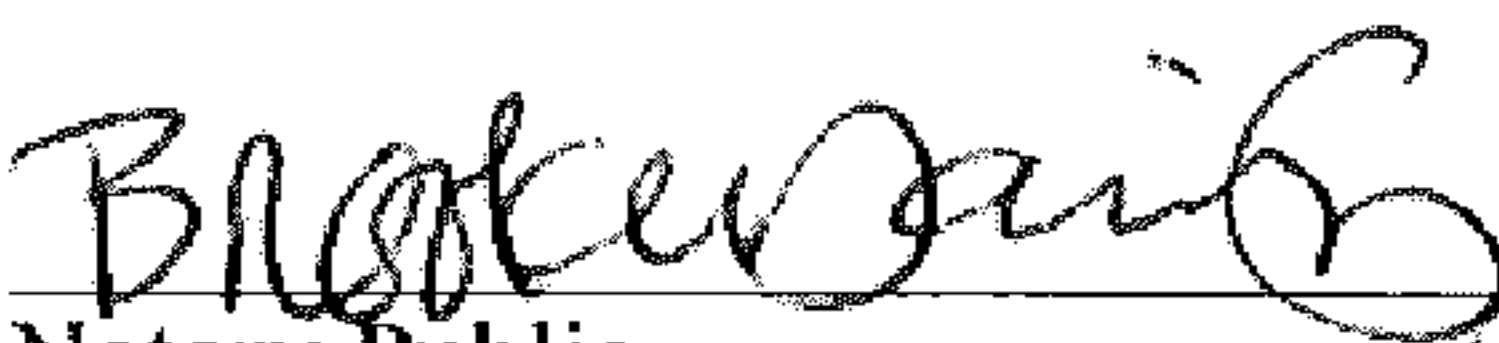
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30<sup>th</sup> day of July, 2022.

  
Kermit Steven Roberson

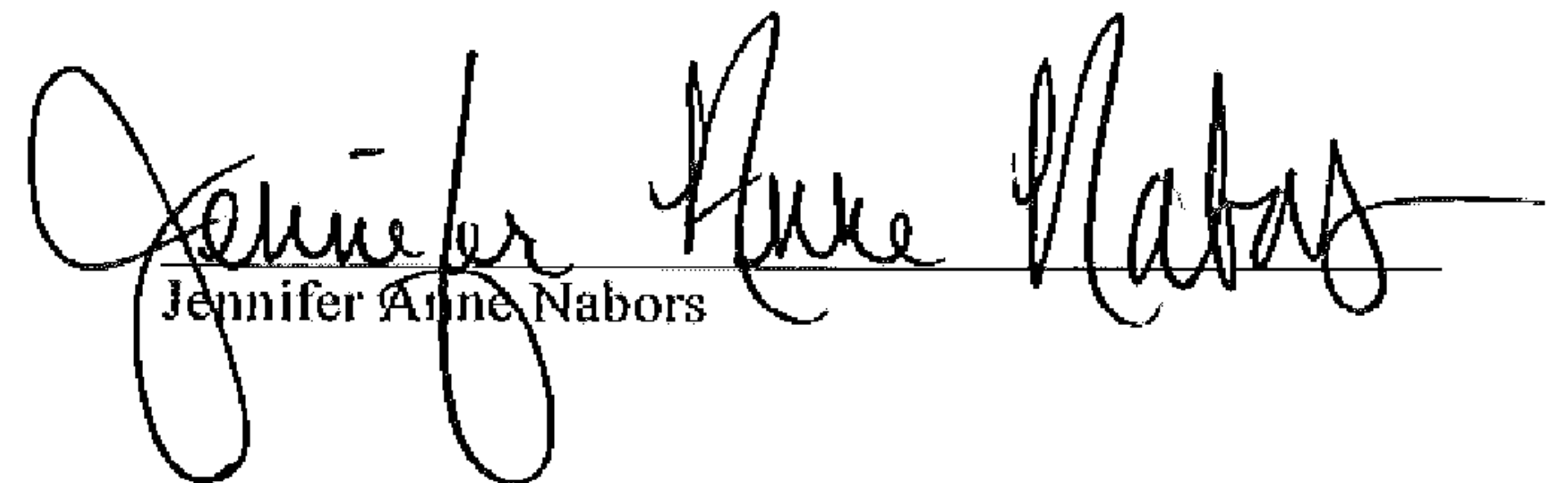
STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

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 30<sup>th</sup> day of July, 2022.

  
Notary Public  
My commission expires: 9/14/2025

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30<sup>th</sup> day of July, 2022.

  
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 30<sup>th</sup> day of July, 2022.

  
Notary Public  
My commission expires: 9/14/2025

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 30<sup>th</sup> day of July, 2022.



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 30<sup>th</sup> day of July, 2022.



Notary Public

My commission expires: 9/14/2025

Exhibit A

Commence at the SW corner of the NW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of Section 22, Township 22, Range 2 West, and run thence South 3 deg. 30 min. West a distance of 138 feet to a point; run thence North 86 deg. East 461.5 feet to a point; run thence North 82 deg. 45 min. East 533 feet to a point; run thence North 3 deg. 30 min. West a distance of 950 feet to a point on the South Right of Way line of the Columblana and Calera Highway; run thence along the South edge of said Right of Way South 52 deg. 45 min. West a distance of 1194.6 feet to the point of beginning of the lot herein described and which last named point the Northwest corner of Mattie Milford tract of land; from the last named point run thence in Southwesterly direction South 52 deg. 45 min. West a distance of 100 feet to a point; thence South 200 feet to a point; thence East along the South line of said NE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  a distance of 100 feet, more or less, to the East line of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of said Section 22; thence run North along the East line of said E  $\frac{1}{2}$  of NW  $\frac{1}{4}$  a distance of 200 feet, more or less, to the point of beginning.

Also begin at the Northeast corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 22, Township 22 South, Range 2 West, run thence Westerly along the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 125 feet; thence South and parallel with the East boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 100 feet; thence East and parallel with the North boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 125 feet to the East boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence Northerly along said East boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 100 feet to the point of beginning.

Containing all of Parcel number being 28-5-22-0-000-013.00 whether properly described above or not.



## Real Estate Sales Validation Form

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

Grantor's Name Hermit Steven Roberson  
 Mailing Address as personal Rep Estate of  
Hermit Roberson

Grantee's Name Michael Edward Roberson  
 Mailing Address Candace Roberson  
288 Highway 310  
Calera, AL 35040

Hermit Steven Roberson, Jennifer Anne Nabors, Michael Edward Roberson  
11th Street, Calera, AL 35040

Property Address .7 acre on hwy 310  
Calera, AL 35040  
part of  
288 Highway 310  
Calera, AL 35040

Date of Sale 7/30/2022  
 Total Purchase Price \$ - 0.00 -

or  
 Actual Value \$

or  
 Assessor's Market Value \$ \$20,000.00

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 7/30/2022

Print

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/04/2022 01:51:41 PM  
 \$63.00 JOANN  
 20220804000305130

(verified by)

Allen S. Boyd