



20230313000069300 1/4 \$313.00  
Shelby Cnty Judge of Probate, AL  
03/13/2023 03:02:06 PM FILED/CERT

This Instrument Prepared by:  
Lynn Campisi  
Lynn Campisi, P. C.  
3016 Pump House Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WARRANTY DEED (Plain)**

State of Alabama  
COUNTY: Shelby

**Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt where is acknowledged, **Michael Roberts, Jr. and Stephanie Roberts**, husband and wife (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Karen B. Driver, Trustee, or her successors in trust, under the Roberts Family Trust, dated the 8<sup>th</sup> day of August, 2022, and any amendments thereto** (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 and incorporated herein as if set forth fully and at length.**

**SUBJECT TO:**

1. Ad Valorem taxes for the year 2022 and subsequent years, said taxes being a lien but not due and payable until October 1, 2022.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

**Stephanie Roberts** herein reserves a life estate in the herein described property for the duration of her lifetime.

*The Grantor herein grant(s) full power and authority by this deed to the Trustees, and either of them, and all successor trustees to protect, conserve, sell, lease, pledge, mortgage, borrow against, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the property herein described, or any interest therein, without the consent or approval of any other party and without further proof of such authority; no person or entity paying money to or delivery property to any Trustee or successor trustee shall be required to see to its application; and all persons or entities relying in good faith on this deed and the powers contained herein regarding the Trustees (or successor trustees) and their powers over the property herein conveyed shall be held harmless from any resulting loss or liability from such good faith reliance.*

NO TITLE OPINION GIVEN.

Shelby County, AL 03/13/2023  
State of Alabama  
Deed Tax: \$282.00

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said, **Karen B. Driver, Trustee, or her successors in trust, under the Roberts Family Trust, dated the 8<sup>th</sup> day of August, 2022, and any amendments thereto**, its successors and assigns forever.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 8<sup>th</sup> day of August, 2022.

Michael Roberts  
Michael Roberts, Jr.

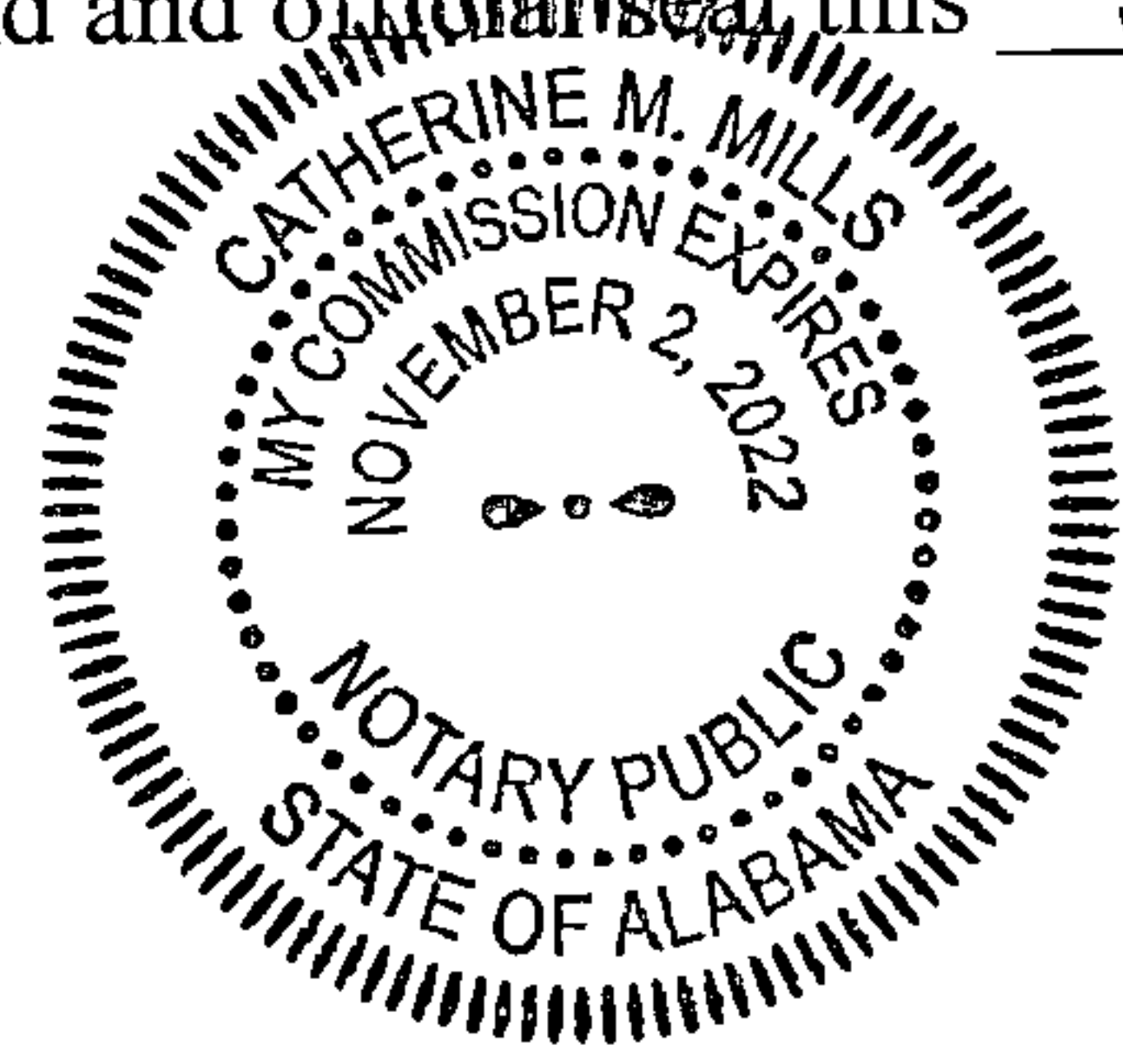
Stephanie Roberts  
Stephanie Roberts

**General Acknowledgment**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

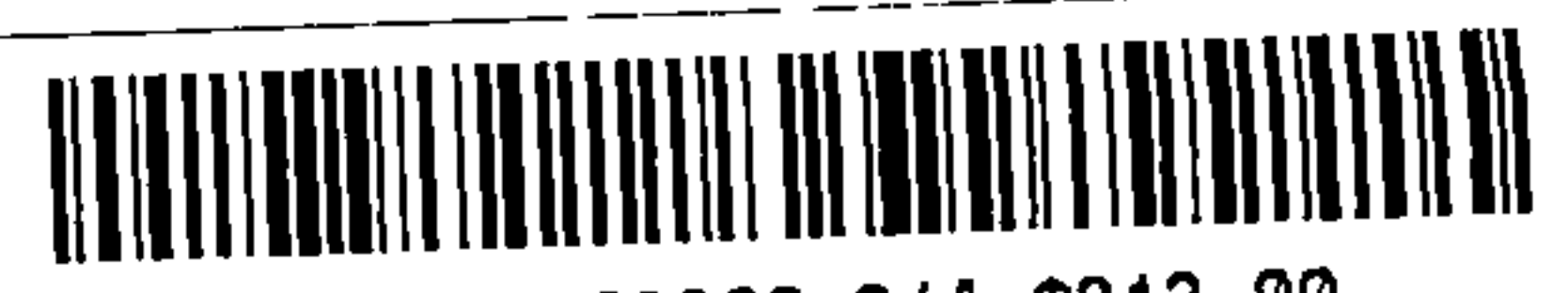
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Michael Roberts, Jr. and Stephanie Roberts**, husband and wife, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of August 2022.



Catherine M. Mills  
Notary Public  
My commission expires: 11/2/22

(SEAL)



*EXHIBIT A*

Lot 2 according to the Map of Driver Family Estate Subdivision, as recorded in Map book 46, Page 53, in the Probate Office of Shelby County, Alabama.

Together with a 30 foot ingress and egress and utility easement crossing Lot 1 as shown on Map Book 46, Page 53,

Also, a 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter of Section 30, Township 20 South, Range 1 West, Shelby county, Alabama, lying 30 feet each side of a centerline being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1<sup>st</sup> Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1<sup>st</sup> Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point on the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 18 degrees 49 minutes 40 seconds, a radius of 350.00 feet, and a chord bearing of South 81 degrees 01 minutes 08 seconds East; thence run along the arc of said for a distance of 115.01 feet to a point; thence run North 18 degrees 23 minutes 42 seconds East for a distance of 51.25 feet to a point on a curve to the left, having a central angle of 21 degrees 41 minutes 10 seconds, a radius of 550.82 feet, and a chord bearing of North 07 degrees 33 minutes 07 seconds East; thence run along the arc of said curve for a distance of 208.48 feet to a point; thence run North 03 degrees 17 minutes 28 seconds West for a distance of 158.91 feet to a point on a curve to the right, having a central angle of 61 degrees 26 minutes 38 seconds, a radius of 275.00 feet, a chord bearing of North 27 degrees 25 minutes 51 seconds East; thence run along the arc of said curve for a distance of 294.91 feet to a point; thence run North 58 degrees 09 minutes 10 seconds East for a distance of 250.84 feet to a point on a curve to the right, having a central angle of 52 degrees 16 minutes 31 seconds a radius of 275.00 feet and a chord bearing of North 84 degrees 17 minutes 25 seconds East; thence run along the arc of said curve for a distance of 250.90 feet to a point thence run South 69 degrees 34 minutes 19 seconds East for a distance of 25.00 feet to a point on a curve to the left, having a central angle of 15 degrees 16 to a point on a curve to the left, having a central angle of 15 degrees 16 minutes 25 seconds, a radius of 308.07 feet and a chord bearing of South 77 degrees 12 minutes 32 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 82.13 feet to a point; thence run South 84 degrees 50 minutes 45 seconds East for a distance of 117.34 feet to a point on a curve to the right, having a central angle of 28 degrees 55 minutes 20 seconds and a radius of 309.00 feet and a chord bearing of south 70 degrees, 23 minutes 05 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 155.98 feet to a point on a reverse curve to the left, having a central angle of 52 degrees 32 minutes 52 seconds, a radius of 88.50 feet and a chord bearing of South 82 degrees 11 minutes 51 seconds East; thence run in a Southeasterly direction along the arc of said curve for a distance of 81.17 feet to a point; thence run North 71 degrees 31 minutes 43 seconds East for a distance of 59.45 feet to the end of said easement.

Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

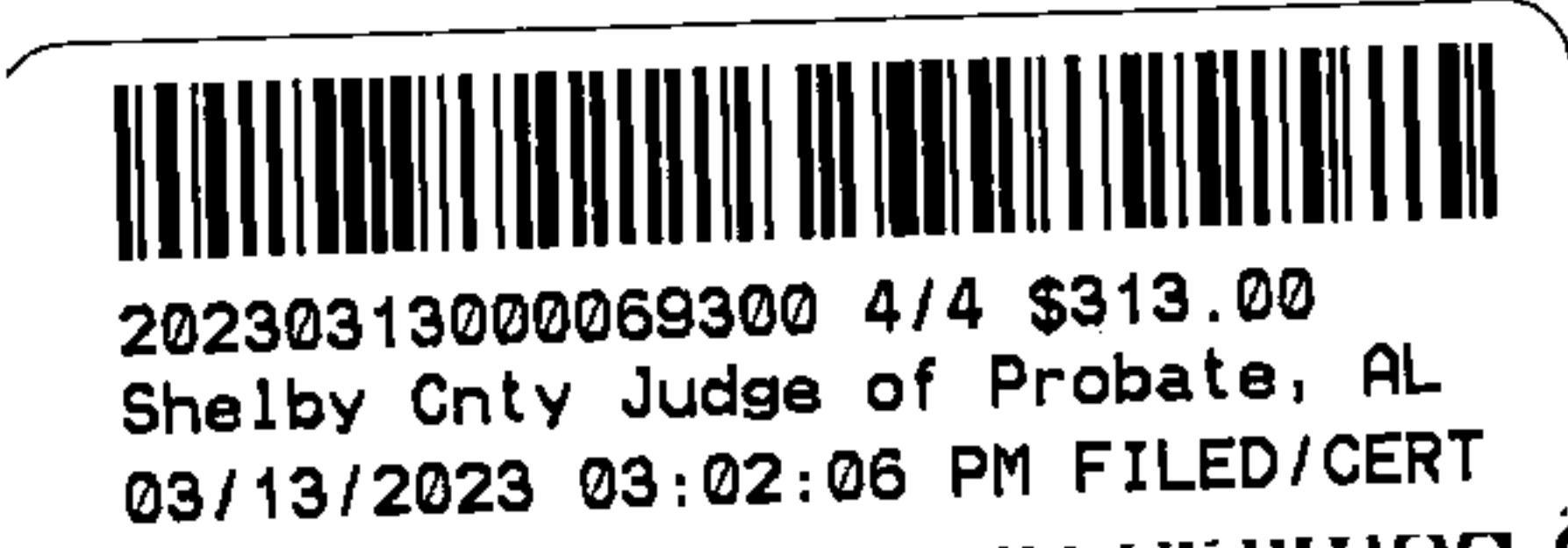
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Michael Roberto Jr
Mailing Address Stephanie Roberto
250 Hidden Lake Trail
Chelsea AL 35043

Grantee's Name Karen B. Driver, Trustee
under the Roberto Family Trust
Mailing Address 138 Hidden Lake Trail
Chelsea AL 35043

Property Address 250 Hidden Lake Trail
Chelsea AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 282,000.00



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 Tax Assessor Value

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 8/8/22

Print Stephanie Roberts

Unattested (verified by)

Sign Stephanie Roberts (Grantor/Grantee/Owner/Agent) circle one