

2023032000076290
03/20/2023 02:38:06 PM
DEEDS 1/3

This Instrument was Prepared by: Send Tax Notice To: Terri L Colton

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-28967

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$129,900.00)**, 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, **Russell Anthony Robinson and Tulene Dana Robinson**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Terri L Colton**, (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

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 20th day of March, 2023.

Russell Anthony Robinson
Russell Anthony Robinson

Tulene Dana Robinson
Tulene Dana Robinson

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Russell Anthony Robinson and Tulene Dana Robinson, 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 20th day of March, 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

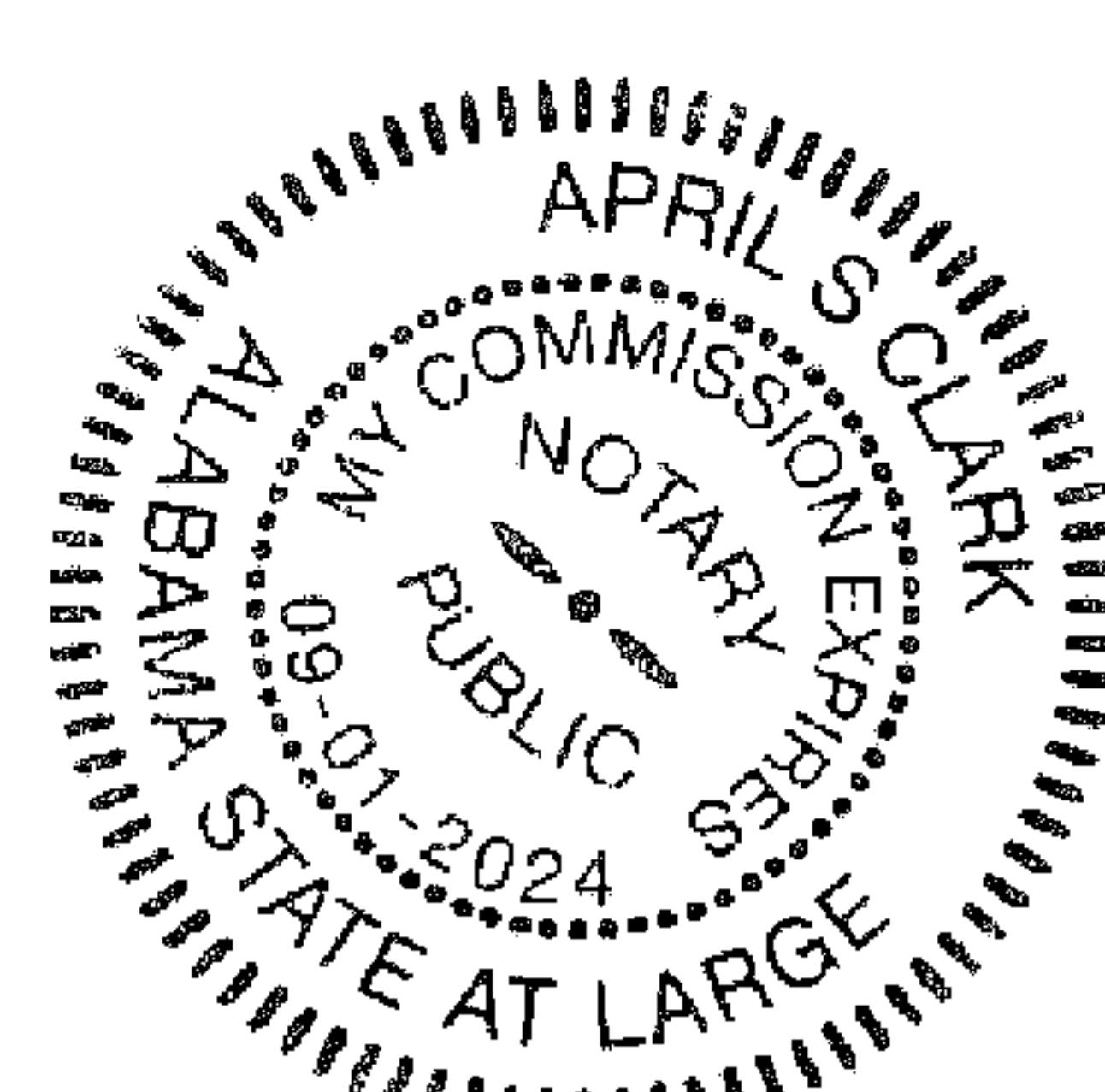


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No 2 of Duck Cove Estates, a metes and bounds private subdivision more particularly described as follows:

Commence at the SE corner of the NE 1/4 of the SE 1/4, Section 28, Township 24 North, Range 15 East, Shelby County, Alabama and run North 6 degrees 23 minutes West a distance of 738.34 feet to a point; thence turn 119 degrees 7 minutes left and run 29.26 feet to a point; thence turn 9 degrees 35 minutes right and run 73.87 feet to a point thence turn 30 degrees 7 minutes left and run 125.37 feet to a point; thence turn 21 degrees 5 minutes right and run a distance of 48.64 feet to the POINT OF BEGINNING of the property being described, turn an angle of 90 degrees 58 minutes right and run Northwesterly a distance of 235.00 feet to a point on the East line of a 20 foot wide access easement, thence turn an angle of 133 degrees 54 minutes left and run Southerly along said East line if said access easement a distance of 105.00 feet to a point; thence turn an angle of 46 degrees 6 minutes left and run 169.24 feet to a point on the waters edge a distance of 22.01 feet to a point; thence turn an angle of 15 degrees 11 minutes right and run along said waters edge in a Northeasterly direction a distnace of 54.52 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Russell Anthony Robinson
 Tulene Dana Robinson

Patrice Band Robinson
Mailing Address
4925 Meeker Road
Columbiana, AL 35051

Property Address 81 Duck Cove Ln.
Shelby, AL 35143

Grantee's Name Terri L Colton

Mailing Address 1193 MERION DR
CALEBIA FL 35024

Date of Sale March 20, 2023
Total Purchase Price \$129,900.00

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)

one, (Recitation of documentary evidence is not required)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<hr/>			
<input type="checkbox"/> 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 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: March 02, 2023

Print Russell Anthony Robinson

John Doe

(Grantor/Grantee/Owner/Agent)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2023 02:38:06 PM
\$158.00 BRITTANI
20230320000076200

Form RT-1

A circular seal or stamp with a decorative border. The text "SHERIFF CO." is curved along the top inner edge, and the year "1850" is curved along the bottom inner edge. The center of the seal is blank.

(Grantor/Grantee/Owner/Agent) circle one
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2023 02:38:06 PM
 \$158.00 BRITTANI
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