

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223	Send Tax Notice To: James Mark Clayton and Sarah Elizabeth Clayton 5330 Meadowlark Ln Birmingham, Al 35242
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STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Six Thousand and 00/100 (\$106,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Tommy Turpin and Rachel Hollingshead as Personal Representatives of The Estate of James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **James Mark Clayton and Sarah Elizabeth Clayton** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

1. Ad valorem taxes for 2023 and subsequent years not yet due and payable until October 1, 2023.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Less and except any part of subject property lying within any road right-of-way.
4. Riparian rights associated with the Creek under applicable State and/or Federal law.
5. Subject to easements recorded in Inst. No. 2020-1695; Inst. No. 2006-15388; Inst. No. 2003-62649; Inst. No. 2006-15387; Inst. No. 2006-15385 and Inst. No. 2006-15386.

\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

Shelby County, AL 05/02/2023
State of Alabama
Deed Tax: \$6.00



20230502000129350 2/6 \$43.00
Shelby Cnty Judge of Probate, AL
05/02/2023 11:51:08 AM FILED/CERT

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set their hand and seal this the 24th day of April, 2023.

Tommy Turpin and Rachel Hollingshead as Personal
Representatives of The Estate of James E. Roberts,
Shelby County, Alabama Case No. PR-2021-000863

Rachel Hollingshead

By: Rachel Hollingshead
Its: Personal Representative

STATE OF ALABAMA)

COUNTY OF Tuscaloosa)

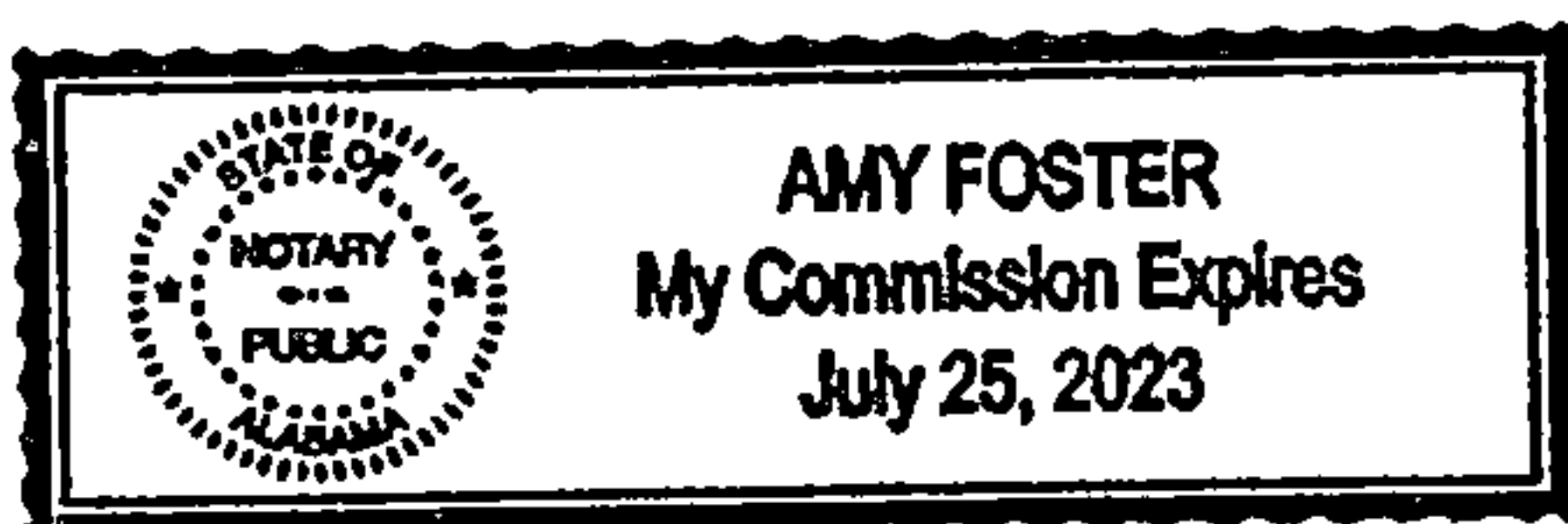
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Rachel Hollingshead, Personal Representative of The James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863 is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, in her capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24 day of April, 2023.

Amy Foster

NOTARY PUBLIC

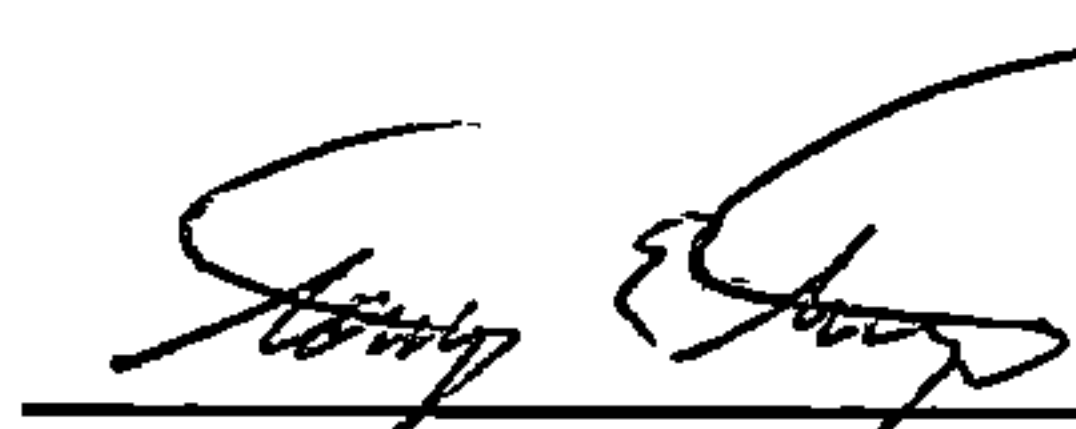
My Commission Expires: 07-25-2023



AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has by and through its duly authorized Personal Representative hereunto set their hand and seal this the 25th day of April, 2023.

Tommy Turpin and Rachel Hollingshead as Personal
Representatives of The Estate of James E. Roberts,
Shelby County, Alabama Case No. PR-2021-000863



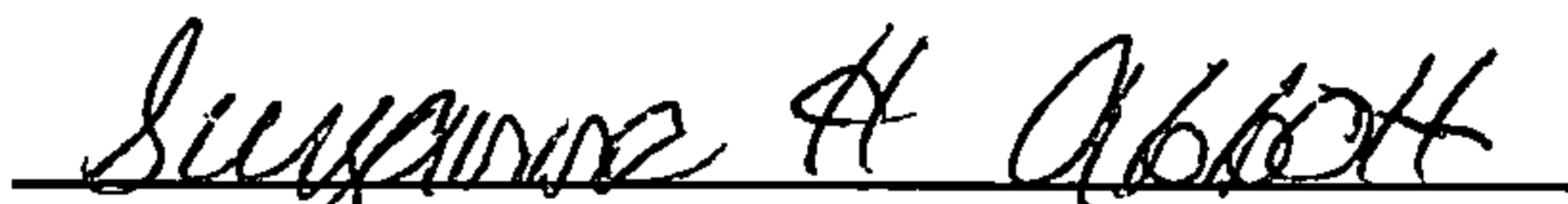
By: Tommy Turpin
Its: Personal Representative

STATE OF ALABAMA)

COUNTY OF Jefferson)

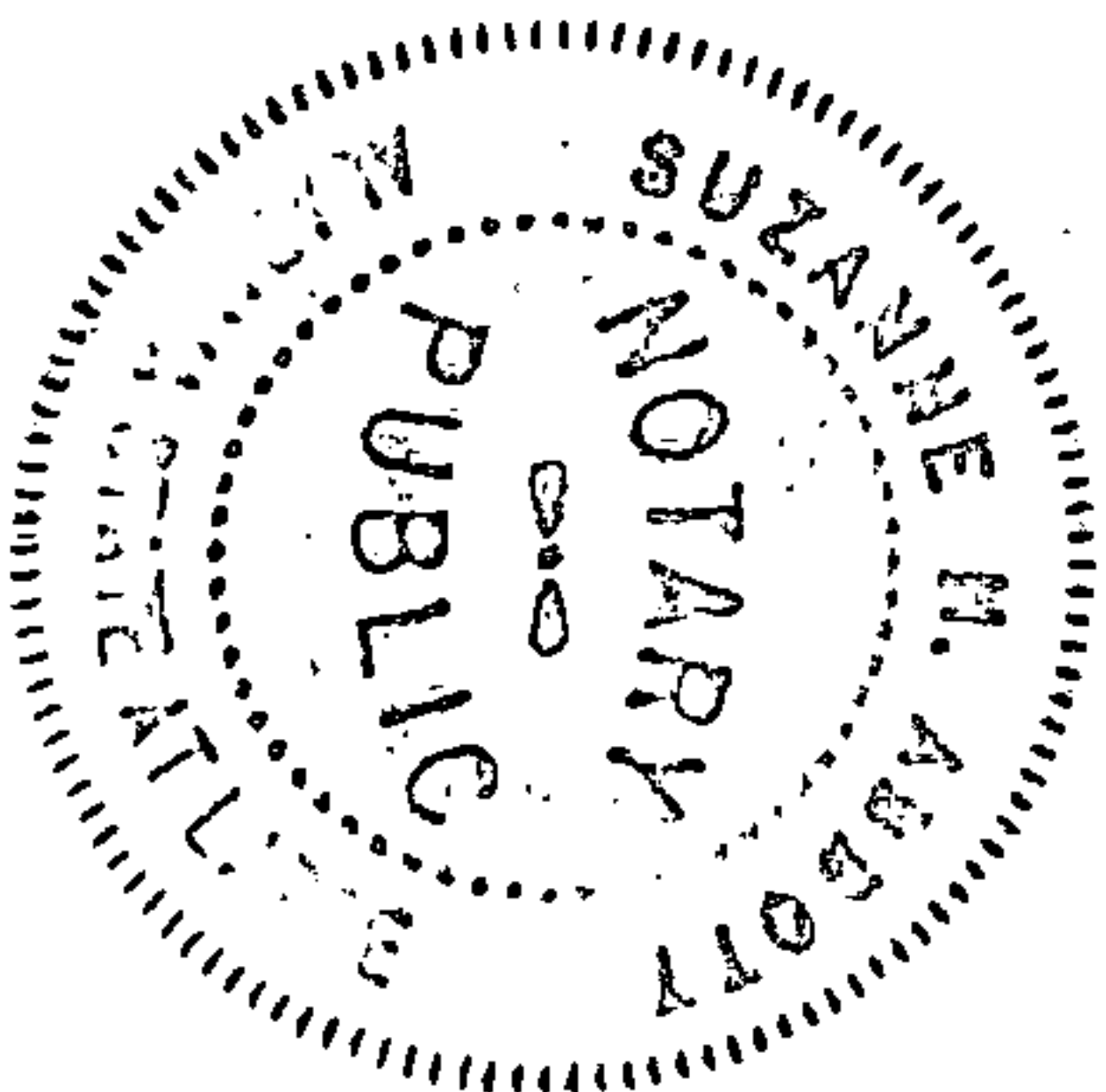
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Tommy Turpin, Personal Representative of The James E. Roberts, Shelby County, Alabama Case No. PR-2021-000863 is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Personal Representative and with full authority executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of April, 2023.



NOTARY PUBLIC

My Commission Expires: January 21, 2024



Real Estate Sales Validation Form

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

Grantor's Name Tommy Turpin and
Rachel Hollingshead as
Personal Representatives of The
Estate of James E. Roberts, Shelby
County, Alabama Case No. PR-2021-
000863

Grantee's Name James Mark Clayton
Sarah Elizabeth Clayton

Mailing Address 1776 Independence Ct. #300
Vestavia Hills, AL 35216

Mailing Address 5330 Meadowlark Lane
Birmingham, AL 35242

Property Address Off of Hilltop Road
Leeds, AL

Date of Sale April 25, 2023

Total Purchase Price \$ 106,000.00

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
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other



20230502000129350 4/6 \$43.00
Shelby Cnty Judge of Probate, AL
05/02/2023 11:51:08 AM FILED/CERT

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)

Tommy Turpin and Rachel Hollingshead as Personal
Representatives of The Estate James E. Roberts, Shelby
County, Alabama Case No. PR-2021-000863

Date

Print By: Tommy Turpin Personal Representative

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



20230502000129350 5/6 \$43.00
Shelby Cnty Judge of Probate, AL
05/02/2023 11:51:08 AM FILED/CERT

EXHIBIT "A"

Legal Description

Parcel I

Part of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 28, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Beginning at an existing $\frac{1}{2}$ inch iron rebar set by J.S. Parks and being the locally accepted SW corner of the SE $\frac{1}{4}$ of the said Section 28 run in a northerly direction along the west line of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 28 for a distance of 663.17 feet to an existing PK nail set in a rock; thence turn an angle to the right of 90 degrees, 23 minutes, 05 seconds and run in an easterly direction for a distance of 1578.0 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 89 degrees, 40 minutes, 06 seconds, and run in a southerly direction for a distance of 666.14 feet to an existing iron rebar set by Weygand and being on the south line of said Section 28; thence turn an angle to the right of 90 degrees, 16 minutes, 48 seconds, and run in a westerly direction along the south line of said Section 28 for a distance of 200.0 feet to an existing angle iron; thence turn an angle to the right of 0 degrees, 11 minutes, 21 seconds and run in a westerly direction along the south line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 28 for a distance of 1317.41 feet, more or less, to the point of beginning.

Parcel II

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, at an angle iron locally accepted as the corner, the point of beginning and run South 45 degrees 08 minutes 59 seconds East near the existing fence line 570.09 feet to a 1 inch crimped pipe corner; thence South 45 degrees 04 minutes 54 seconds West 108.89 feet to a $\frac{5}{8}$ inch rebar corner; thence North 89 degrees 33 minutes 27 seconds West 210.56 feet to a set $\frac{1}{2}$ inch rebar corner; thence South 0 degrees 16 minutes 46 seconds West 210.14 feet to a found $\frac{5}{8}$ inch rebar corner; thence North 89 degrees 39 minutes 33 seconds West 115.42 feet to an "X" mark in a stone corner along the Westerly $\frac{1}{4}$, $\frac{1}{4}$ line; thence North 0 degrees 00 minutes 18 seconds West 686.77 feet to the point of beginning, being a part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama.

ALSO an access and utility easement, 30 feet in width, more particularly described as follows: Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, at an angle iron locally accepted as the corner and run South 0 degrees 00 minutes 18 seconds East along the $\frac{1}{4}$, $\frac{1}{4}$ line 686.77 feet to an "X" mark in a stone corner; thence continue South 0 degrees 01 minutes 31 seconds East 310.46 feet to the Northwest end of Hilltop Road; thence along the Westerly boundary of the easement herein described the following courses: North 0 degrees 01 minutes 31 seconds West 138.95 feet, North 45 degrees 36 minutes 13 seconds East 118.85 feet, North 0 degrees 16 minutes 46 seconds East 87.86 feet to the Southerly boundary of the property heretofore described; thence South 89 degrees 39 minutes 33 seconds East along the South boundary line 30.00 feet; thence along the Easterly boundary of the easement herein described the following courses, South 0 degrees 16 minutes 46 seconds West 100.35 feet, South 45 degrees 36 minutes 13 seconds West 118.75 feet, South 0 minutes 01 seconds 31 seconds East 126.33 feet to the Northerly end Hilltop Road, thence South 89 degrees 58 minutes 29 seconds West 30.00 feet to the point of beginning.

ALSO

Easement for Ingress, Egress and Utilities

The following describes an easement crossing the property of Martin P. Leonard and Joyce T. Leonard as recorded in Instrument No. 1993-19207 in the office of Judge of Probate, Shelby County and will be owned by James E. Roberts and James Mark Clayton to access property that they own as recorded in Instrument No. 2001-4005 in the office of the Judge of Probate, Shelby County.

A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Easement Part 1

Commence at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, and iron pin with yellow plastic cap set; thence run North along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 520.00 feet to a $\frac{1}{2}$ " iron pin with yellow plastic cap found; thence turn 88°57'35" left and run westerly for a distance of

295.00 feet to the center of a road and the point of beginning of the centerline of an easement for ingress, egress and utilities 60 feet in width; thence turn $88^{\circ}57'34''$ right and run northerly along said easement for a distance of 63.50 feet to a point in the center of an asphalt driveway; thence turn $28^{\circ}54'26''$ right and run northeasterly along said easement for a distance of 59.37 feet to a point; thence turn left $16^{\circ}28'09''$ left and run northeasterly for a distance of 149.04 feet; thence turn $50^{\circ}11'08''$ right and run northeasterly along said easement for a distance of 225.84 feet to a point; thence turn left $19^{\circ}59'35''$ left and run northeasterly for a distance of 48.16 feet to the end of said easement centerline at a point on the grantee's west property line that is 405.65 feet north of the point of commencement; making a closing left interior angle of $42^{\circ}46'16''$ to the final easement course.

Easement Part 2

Begin at the NE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, an angle corner found; thence run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 86.03 feet to point; thence turn $135^{\circ}46'35''$ right and run northwesterly for a distance of 123.30 feet to a point on the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section; thence turn $135^{\circ}46'34''$ right and run East along said North line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 86.03 feet to point of beginning; making a closing left interior angle of $91^{\circ}33'09''$.

Parcel III

A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the SE corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 17 South, Range 1 East, an iron pin with yellow plastic cap set; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 520.00 feet to a $\frac{1}{2}''$ iron pin with yellow plastic cap found; thence turn $88^{\circ}57'35''$ left and run westerly for a distance of 350.00 feet to a $\frac{1}{2}''$ iron pin with yellow plastic cap set; thence turn $91^{\circ}02'23''$ left and run southerly for a distance of 520.35 feet to a $\frac{1}{2}''$ iron pin with yellow plastic cap set; thence turn left $89^{\circ}01'00''$ left and run easterly for a distance of 350.00 feet to the point of beginning, making a closing right interior angle of $89^{\circ}00'58''$.

ALSO

A lot or parcel of land situated in the Southwest quarter Northeast quarter, Section 33, Township 17 South, Range 1 East, more particularly described as follows: Commence at the point of intersection of the East line of the above said quarter-quarter and the North right of way of a county road for a point of beginning. Thence run North along the East line a distance of 250.00 feet; thence run West a distance of 135.00 feet; thence run South a distance of 250.00 feet; thence run East a distance of 135.00 feet to the point of beginning.