
(Space Above Line for Use by Recording Office)

THIS INSTRUMENT PREPARED BY:

Y. Albert Moore, III
LANIER FORD SHAVER & PAYNE P.C.
2101 West Clinton Ave., Ste. 102
Huntsville, Alabama 35805
(256) 535-1100

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS INDENTURE made and entered into as of the 11 day of August, 2023, by and between SUSAN ROBERTS GATLIN, 20349 M 60 Cassopolis, MI 49031, a married person, WILLIAM ALLEN ROBERTS, a married person, 4640 Glenn Hollow Lane Hickory, NC 28601, and DOUGLAS MACK ROBERTS, a single person, 1301 North Malone Street, Athens, AL 35611 (collectively "GRANTORS"), and PATRICIA ROBERTS BAHR, 108 Woodrow Balch Drive, Huntsville, AL 35806 ("GRANTEE").

WHEREAS, William Theophilus Roberts, Jr. and Sarah Busby Roberts acquired the hereinafter described real estate from the siblings of William Theophilus Roberts by deeds recorded in Deed Book 124 Page 333 and Deed Book 213 Page 496 of the Probate Records of Shelby County, Alabama, as more particularly set out in the affidavit filed December 9, 1983 in Book 54 Page 105 of the Probate Records of Shelby County, Alabama; and

WHEREAS, William Theophilus Roberts, Jr., died May 2, 1997, in Madison County, Alabama, devising his interest in the hereinafter described real estate to his spouse, Sarah Busby Roberts, and a certified copy of his probated Last Will and Testament was filed in the Probate Records of Shelby County, Alabama June 21, 2023 as Document No. 20230621000184170; and

WHEREAS, Sarah Busby Roberts died August 29, 2019 in Madison County, Alabama, devising her interest in the hereafter described real estate to her surviving children, who are identified herein as the GRANTORS and GRANTEE, and a certified copy of her probated Last Will and Testament was filed in the Probate Records of Shelby County, Alabama July 28, 2022 as Document No. 20220728000296140;

NOW THEREFORE, for and in consideration of the sum of Sixty Thousand and no/100 (\$60,000.00) Dollars, cash in hand paid to the undersigned GRANTORS, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned GRANTORS, have this day bargained and sold and by these presents do hereby grant, bargain, sell and convey unto the GRANTEE, Patricia Roberts Bahr, the one-fourth (1/4) undivided interest in and to the following described property owned by us, the devisees under the Last Will and Testament of Sarah Busby Roberts, deceased, separately and severally, a total of an undivided three-fourths (3/4) interest, lying and being in Shelby County, Alabama and described as follows, to wit:

The SE1/4 of the NW1/4 and the NE1/4 of the SW1/4 of Section 27, Township 18, Range 2 East, containing 80 acres, more or less.

No part of this conveyance constitutes the homestead of the Grantors or their spouses.

TO HAVE AND TO HOLD the said tract or parcel of land unto the said GRANTEE, Patricia Roberts Bahr, her heirs and assigns, in fee simple forever; and for the consideration aforesaid, we, the GRANTORS, for ourselves, our heirs, executors and administrators, successors and assigns, covenant to and with the GRANTEE that we are lawfully seized and possessed in fee simple of an undivided one-fourth (1/4) interest each in said real property; that we have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

SUSAN ROBERTS GATLIN, reserves for herself and her sons a license for noninvasive recreational use of the property, provided such use does not result in any waste and that verbal or written notification prior to use is provided to the GRANTEE, during the term of the GRANTEE'S ownership of the property, which license shall in no wise limit the right of the GRANTEE to sell, or improve the property, and which may be revoked by the GRANTEE upon the sale of the property.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, we have hereunto set our hands and seals as of the day and year first above written.


SUSAN ROBERTS GATLIN

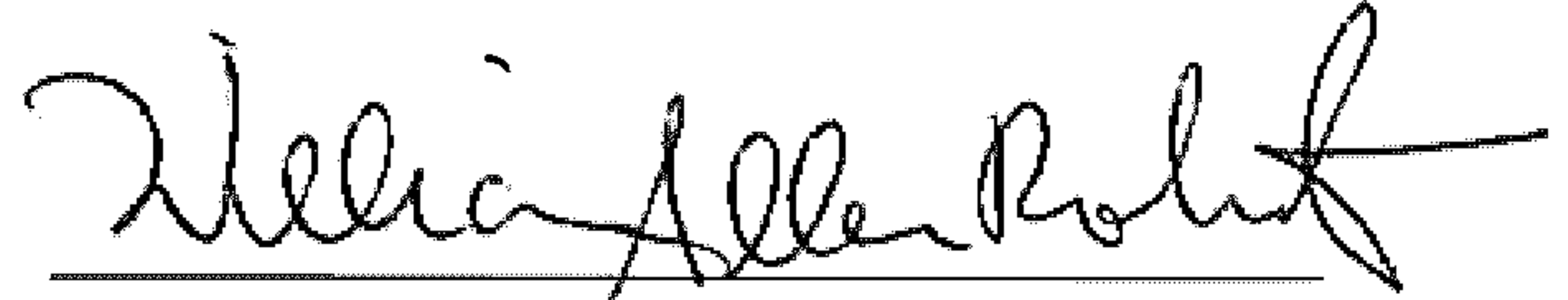
STATE OF MI)

COUNTY OF BERRIEN)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Susan Roberts Gatlin, who name 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of AUG, 2023.

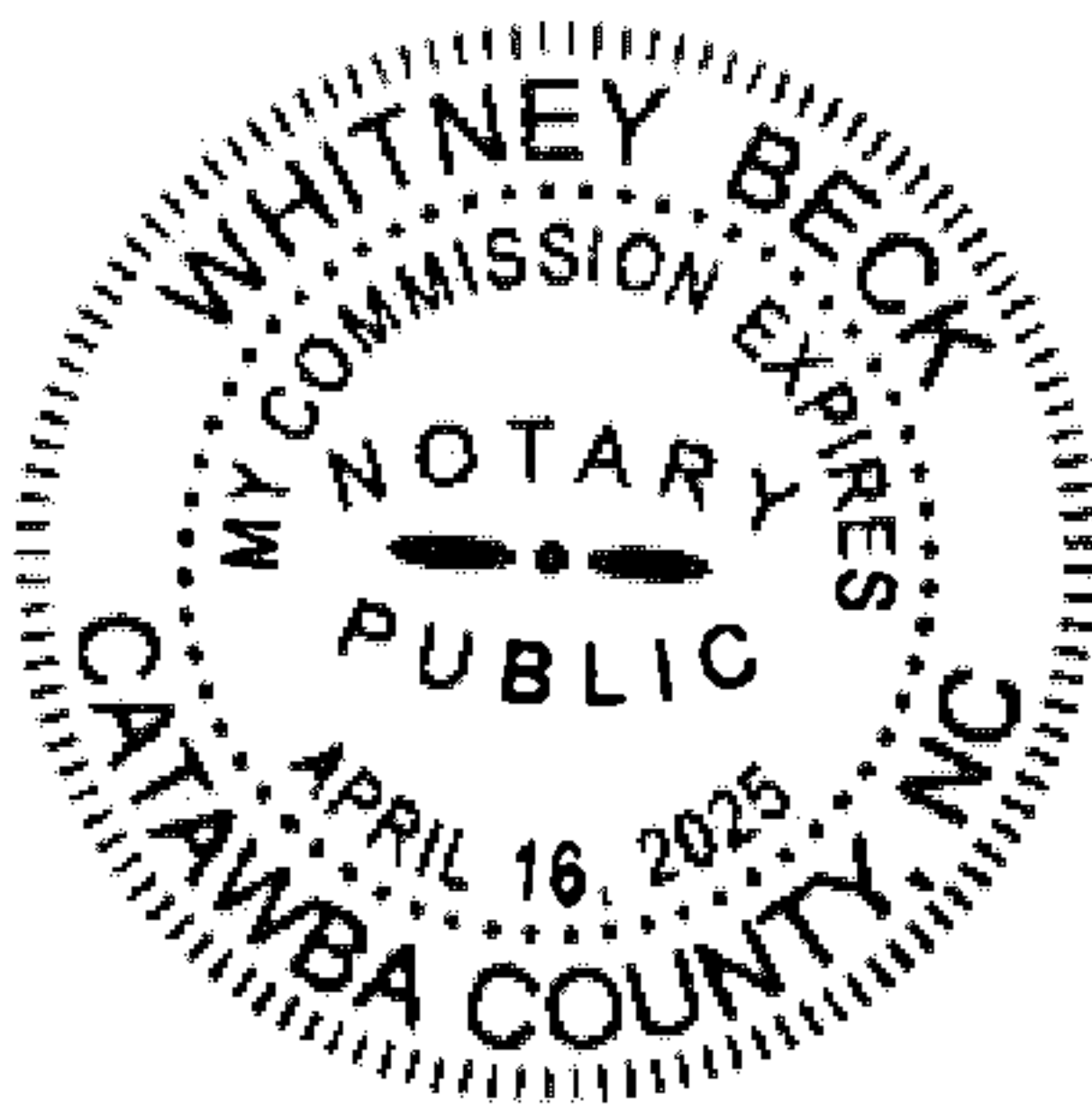

NOTARY PUBLIC- PAUL CROUCH
My Commission Expires: 1-12-26
BERRIEN COUNTY, MI

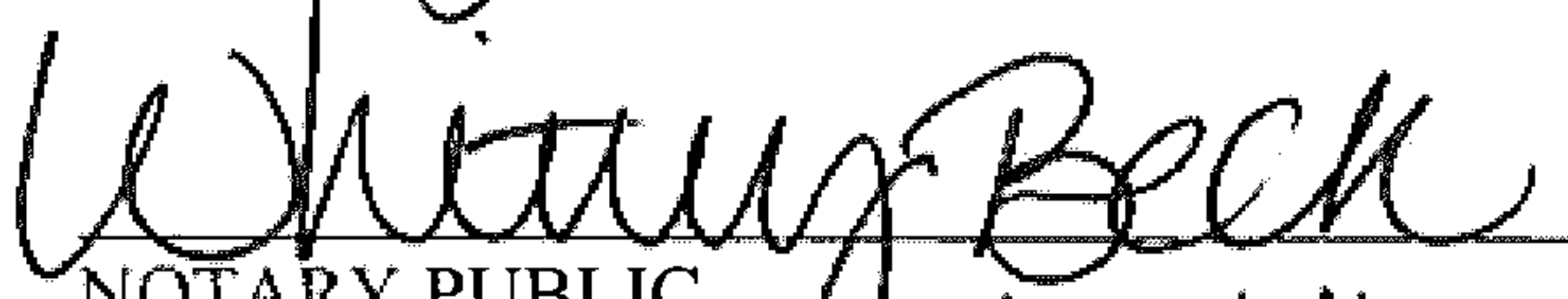

WILLIAM ALLEN ROBERTS

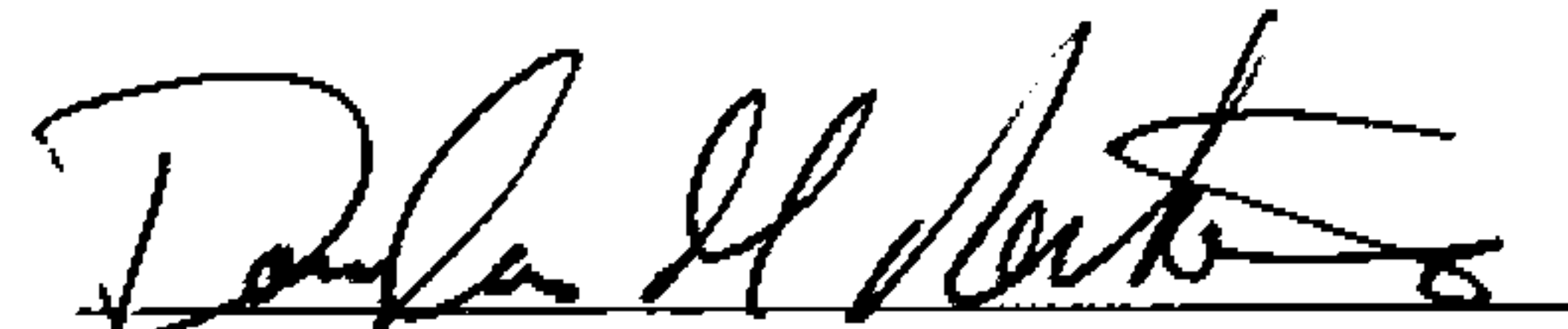
STATE OF N.C.)
COUNTY OF Catawba)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William Allen Roberts, who name 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, executed the same voluntarily on the day the same bears date.

Given under my hand this the 10 day of August, 2023.




NOTARY PUBLIC-
My Commission Expires: April 16, 2025

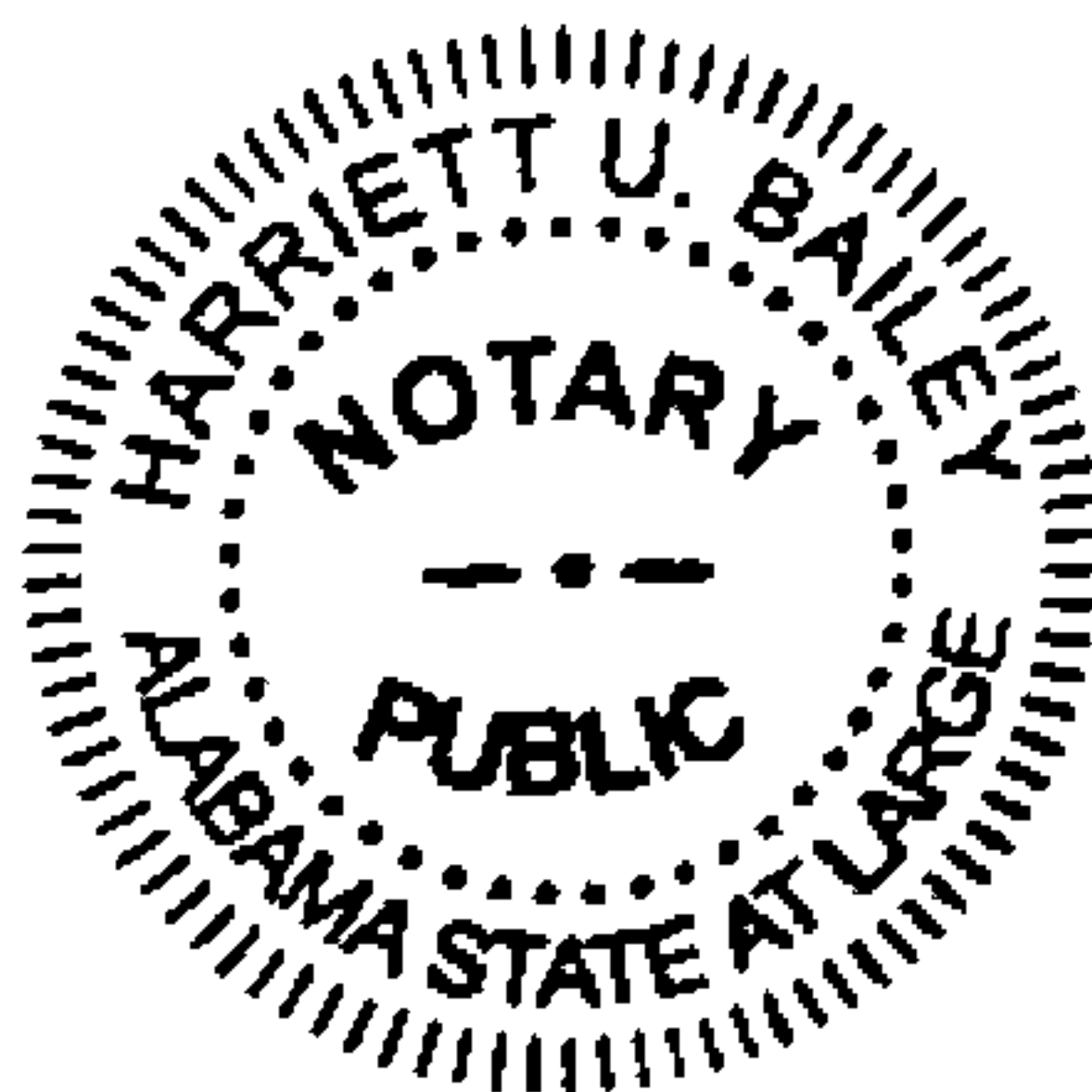

DOUGLAS MACK ROBERTS

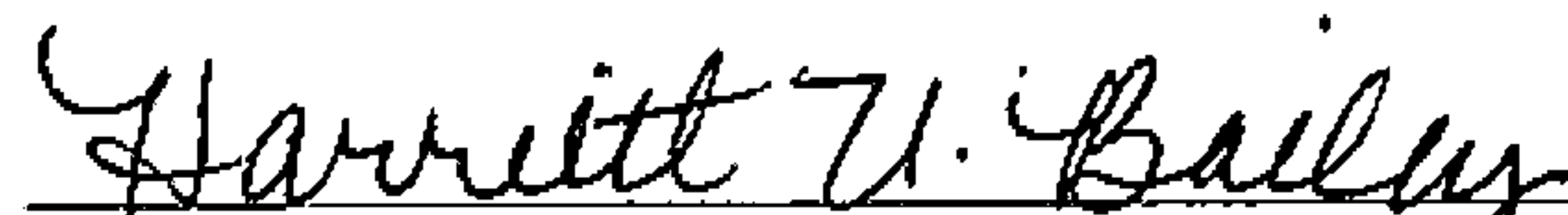
STATE OF Alabama)

COUNTY OF Shelby)

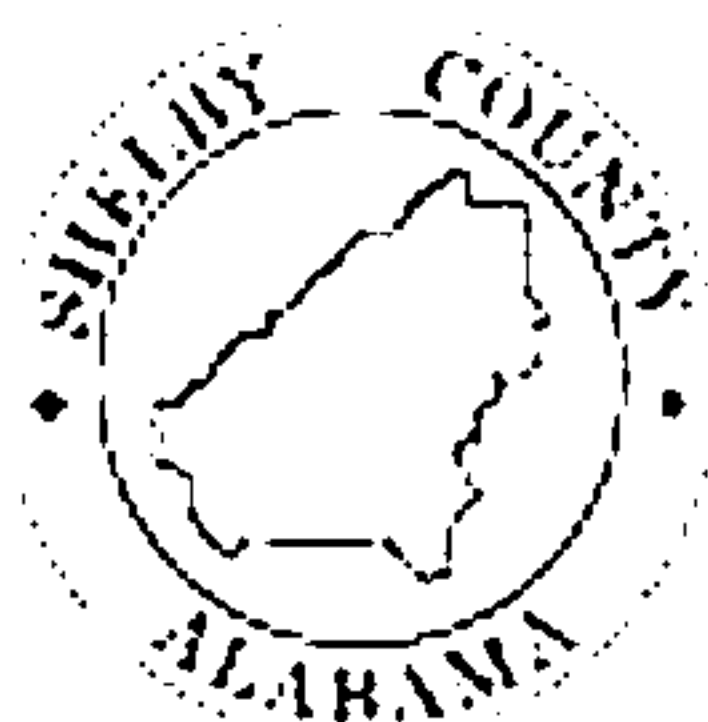
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Douglas Mack Roberts, who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11th day of August 2023.




NOTARY PUBLIC-
My Commission Expires: 11-15-26

SEND TAX NOTICES TO: Patricia Roberts Bahr, 108 Woodrow Balch Drive, Huntsville, Alabama 35806



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2023 11:56:44 AM
\$94.00 JOANN
20230817000248340

