

This Instrument was Prepared by:

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

Send Tax Notice To: NIX PROPERTY COMPANY LLC

P.O. BOX 394
Columbiana, AL
35051

STATUTORY WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00)**, 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, **Robert L. Robinson and Phoebe D. Robinson**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **NIX PROPERTY COMPANY LLC**, (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 taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$365,000.00 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 THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of October, 2023.

Robert L. Robinson Phoebe D. Robinson
Robert L. Robinson Phoebe D. Robinson

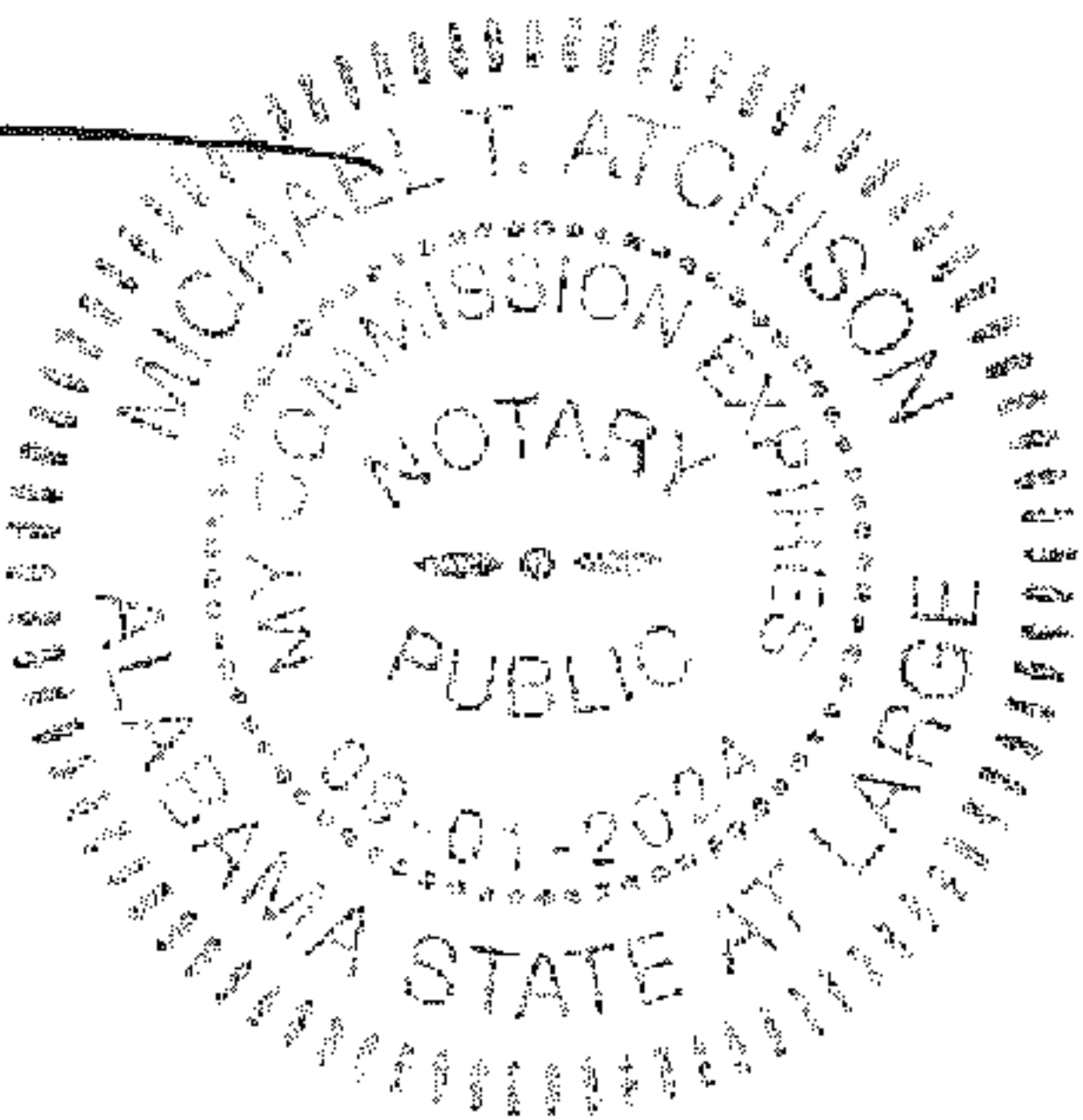
State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Robert L. 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 6th day of October, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24



State of Alabama

County of Shelby

I, Kimberly A. Green a Notary Public in and for the said County in said State, hereby certify that Phoebe D. Robinson, whose name is signed to the forgoing 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 and official seal this the 6th day of October, 2023.

Kimberly A. Green
Notary Public, State of Alabama
My Commission Expires : 10/9/23

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NE ¼ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama:

Commence at the Southeast corner of the SE ¼ of the NE ¼ of Section 26, Township 21 South, Range 1 West, and run North 2 degrees 58 minutes 00 seconds West a distance of 1061.79 feet along the East boundary of said Section 26 to a point on the Northerly boundary of East College Street and being a curve to the right having a central angle of 4 degrees 53 minutes 10 seconds, a radius of 2240.69 feet, a chord of 191.02 feet along a bearing of South 74 degrees 50 minutes 51 seconds West; thence run Southwesterly along the arc of said curve 191.08 feet to the SW corner of M & F Bank and the point of beginning; thence North 4 degrees 48 minutes 51 seconds West a distance of 107.00 feet; thence South 88 degrees 10 minutes 09 seconds West a distance of 110.00 feet; thence South 0 degrees 03 minutes 13 seconds West a distance of 134.03 feet to the North boundary of East College Street; thence North 75 degrees 26 minutes 18 seconds East along East College Street 123.00 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RLS #21784, dated October 23, 2007.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Robert L. Robinson Phoebe D. Robinson	Grantee's Name	NIX PROPERTY COMPANY LLC
Mailing Address	<u>465 Four-H Road</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>P.O. Box 394</u> <u>COLUMBIANA, AL 35051</u>
Property Address	<u>104 College St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>October 06, 2023</u>
		Total Purchase Price	<u>\$375,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx</u>	Sales Contract	<u> </u>	Other
<u> </u>	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 of 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 October 02, 2023

 Unattested

(verified by)



Print Robert L. Robinson

Sign Robert L. Robinson
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

10/10/2023 02:21:27 PM

\$41.00 BRITTANI

20231010000301280

Form RT-1

Allen S. Boyd