

This deed is being re-recorded to add the omitted notary stamp in Instrument #20231101000320990 recorded in the Office of the Judge of Probate in Shelby County, Alabama.

SEND TAX NOTICE TO:

Jacob Robbins and Rebecca Robbins
4920 Highway 55
Wilsonville, AL 35186

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 (\$450,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jessica Smith and Brian Smith, a married couple**, whose address is 41 White Circle, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Jacob Robbins and Rebecca Robbins**, whose address is , (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jacob Robbins and Rebecca Robbins, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **4920 Highway 55, Wilsonville, AL 35186 to-wit:**

Commence at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 20 South, Range 1 East; thence run South along the East line thereof for 288.97 feet; Thence 90 degrees 01 minutes 21 seconds right run Westerly 721.99 feet; thence 24 degrees 28 minutes 13 seconds left run Southwesterly 76.57 feet to the Point of Beginning; thence continue last described course for 535.08 feet to the Easterly right-of-way of Shelby County Road No. 55; thence 73 degrees 53 minutes 11 seconds left run Southerly along said right-of-way for 128.00 feet to the South line of the North half of the Northwest Quarter of the Southwest Quarter of said Quarter- Quarter section; thence 81 degrees 38 minutes 36 seconds left run Easterly for 562.50 feet; thence 105 degrees 07 minutes 02 seconds left run Northerly 360.77 feet to the point of beginning.

Also: A 30-foot easement the South line of which is described as follows:

Commence at the Northeast Corner of the Northwest Quarter of the Southwest Quarter of Section 16, Township 20 South, Range 1 East; thence run South along the East line thereof for 288.97 feet; thence 90 degrees 01 minutes 21 seconds right run Westerly 721.99 feet; thence 24 degrees 28 minutes 13 seconds left run Southwesterly 688.22 feet to the Easterly right-of-way of Shelby County Road No. 55; thence 73 degrees 53 minutes 11 seconds left run Southerly along said right-of-way for 128.00 feet to the point of beginning; thence 81 degrees 38 minutes 36 seconds left run Easterly for 562.50 to the point of ending. According to the June 6, 2006 survey revised August 27, 2010 by Thomas E. Simmons, Alabama License No. 12945.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

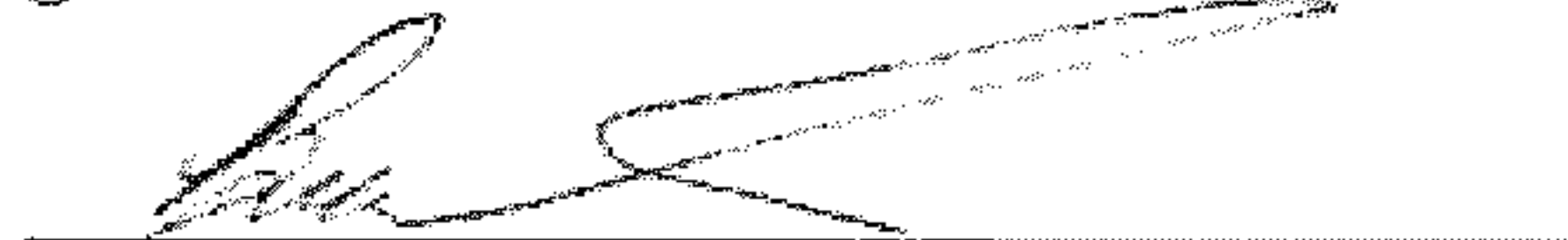
Subject to a third-party mortgage in the amount of \$412,087.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of October, 2023.



Jessica Smith

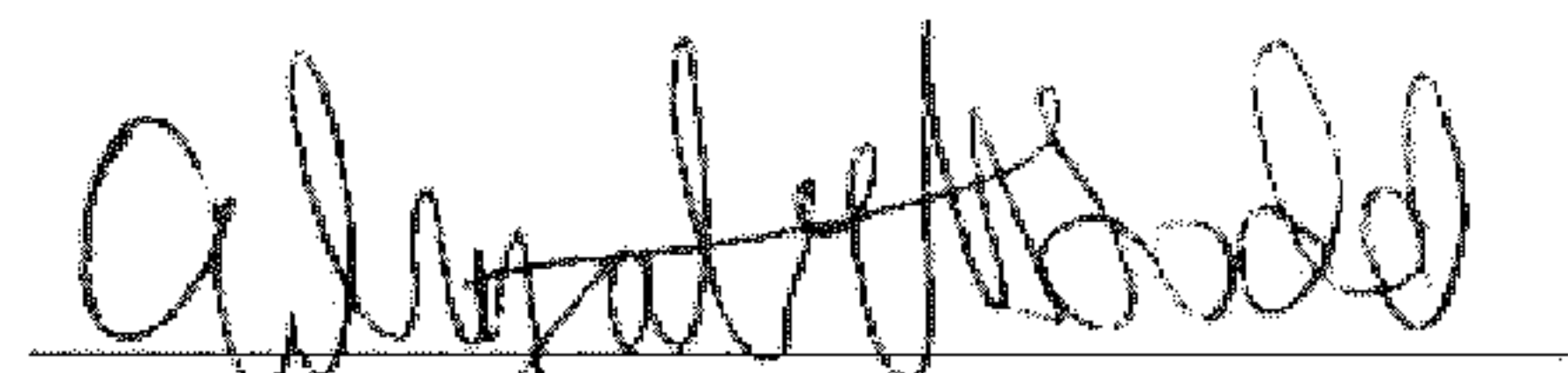


Brian Smith

STATE OF ALABAMA
COUNTY OF SHELBY

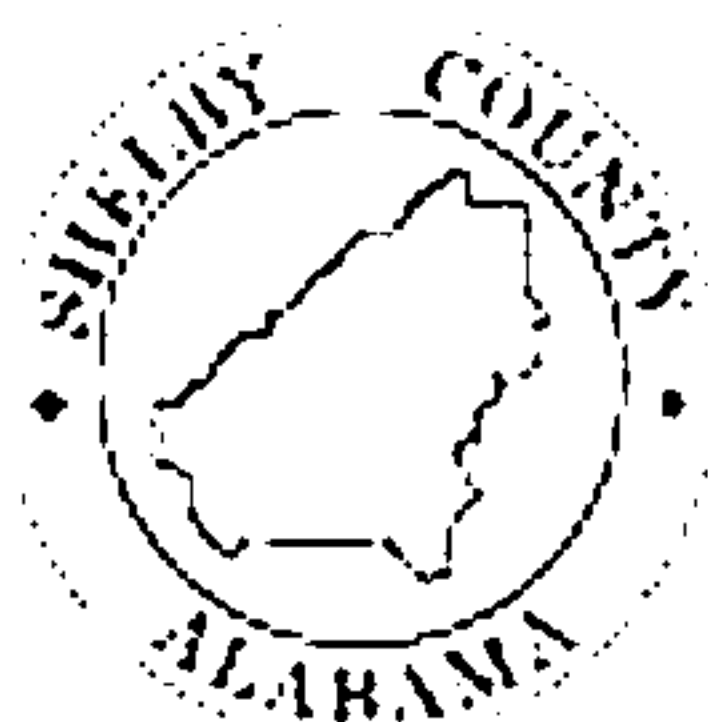
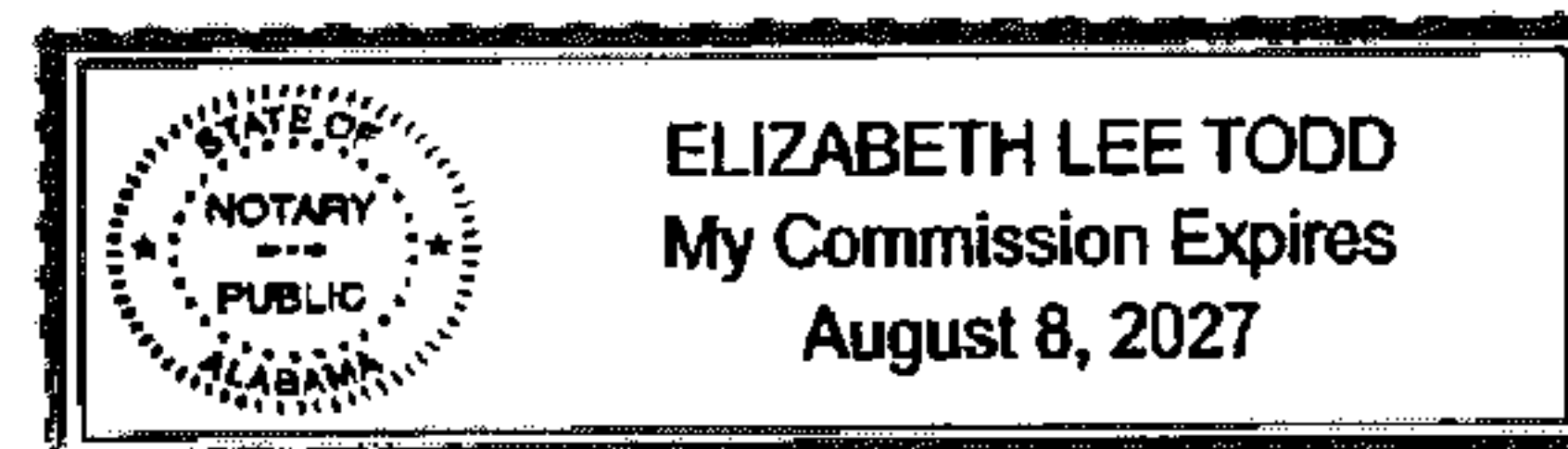
I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica Smith and Brian Smith whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 2023.



Notary Public

My Commission Expires: 08/08/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2023 12:40:51 PM
\$26.00 BRITTANI
20231106000325910

