

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: 5181

Send Tax Notice To: Michael Roberson
Candace Roberson
288 highway 310
Calera, AL 35040

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **Locia Jones, a single woman, Connie S. Denty, a married woman, Cecila Hicks, a Married woman, Jason Tate, a single man and Shelley Sudsberry, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Roberson and Candace Roberson**, as joint tenants with right of survivorship (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.
No part of the homestead of the Grantors herein or spouse, if any.
\$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 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, together with every contingent remainder and right of reversion.

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 22nd Jan 2024

Locia Jones

Locia Jones

Connie S. Denty

Connie S Denty

~~Cecila Hicks~~

Jason Tate

Jason Tate

Shelley Sudsberry

Shelley Sudsberry

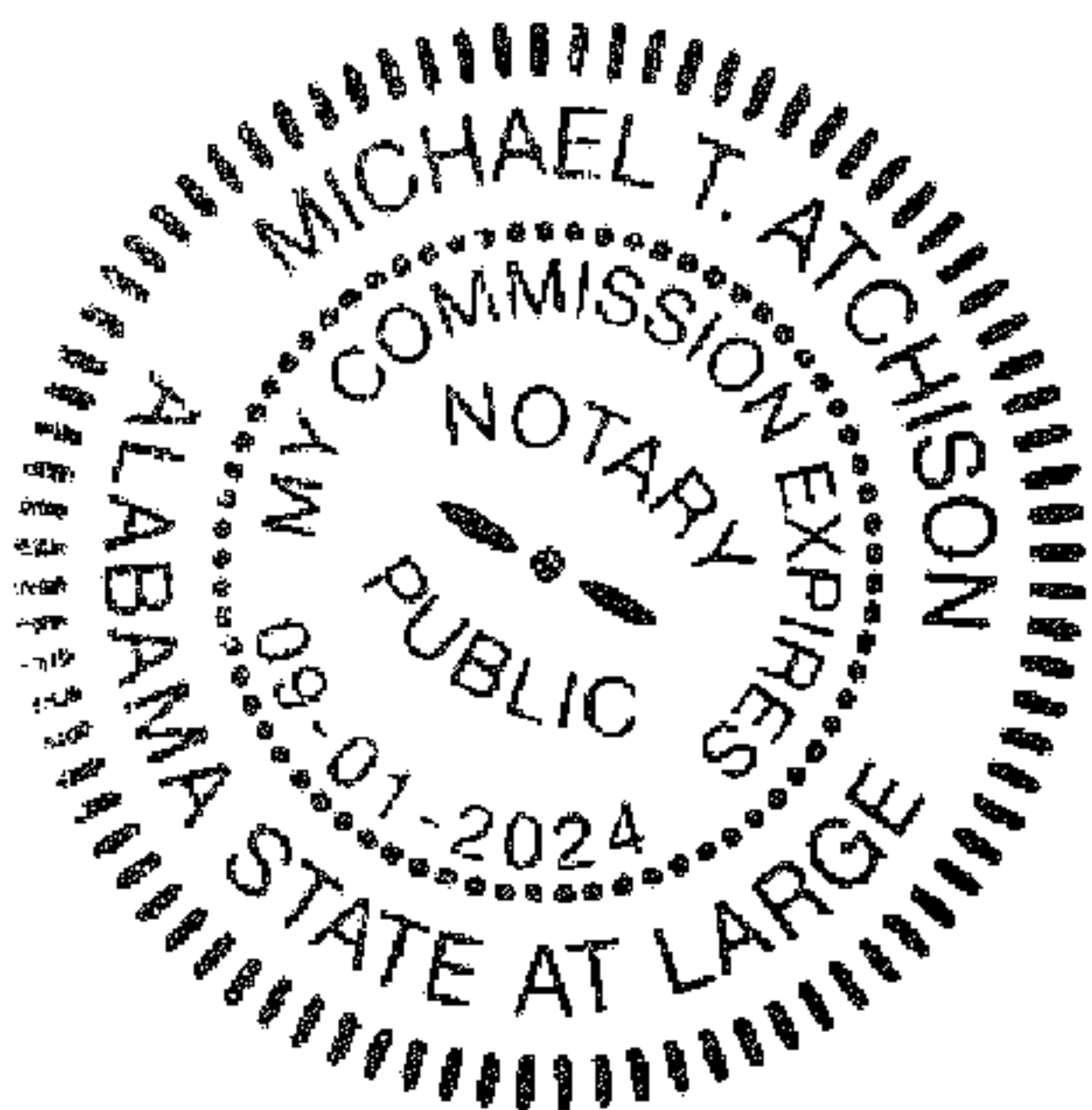
State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Locia Jones, Connie S Denty, ~~Cecila Hicks~~, Jason Tate, and Shelley Sudsberry, 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 22nd day of Jan, 2024.

Notary Public, State of Alabama

My Commission Expires: 9-1-24



Cecelia Hicks
Cecelia Hicks

Cecelia Hicks and Cecila Hicks are one in the same person.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cecelia Hicks** whose 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 and official seal this 16th day of Jan, 2024.

Vicki N. Smith
Notary Public
My Commission Expires: 3/22/27

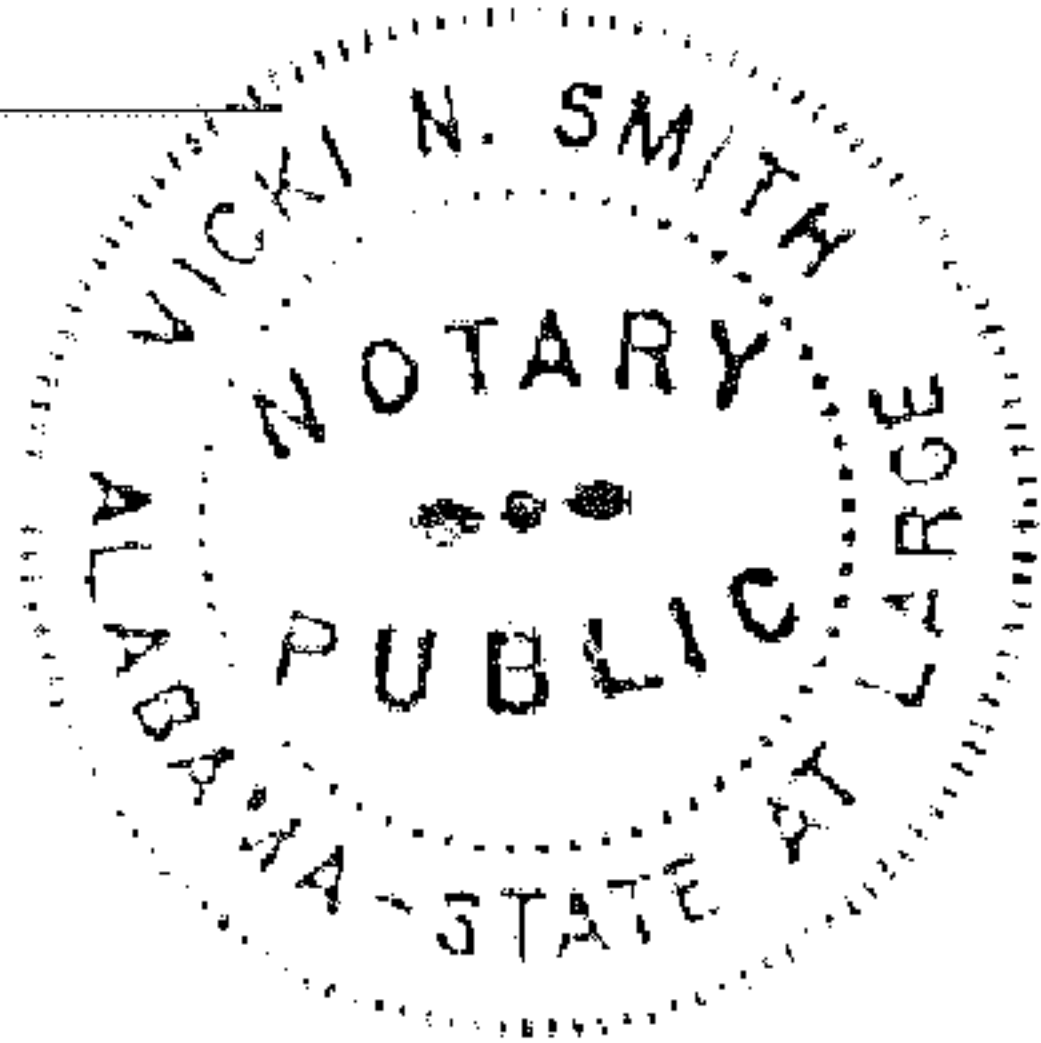


EXHIBIT A – LEGAL DESCRIPTION

All that certain lot or parcel of land situated in Shelby Alabama, and being more particularly described as follows:

Parcel I:

Begin at the Southwest corner of Fraction L, Section 21, Township 22 South, Range 1 West, thence North 84 deg. 39 min. East 1469.3 feet to center of Shelby and Prospect Road; thence North 38 deg. East 181.2 feet; thence North 8 deg. 45 min. East along said road 833.5 feet; thence North 29 deg. 15 min. East 381.3 feet; thence South 83 deg. 30 min. West 551.3 feet to West boundary line of Fraction G; thence South 3 deg. 45 min. East 182 feet to the Southwest corner of Fraction G; thence South 87 deg. 30 min. West 1317 feet to the Northwest corner of Fraction L; thence South along West boundary of Fraction L to point of beginning. Said land lying and being in Fractions G, K and L, Section 21, Township 22 South, Range 1 West.

Parcel II:

Begin at the Southwest corner of Fraction G, Section 21, Township 22 South, Range 1 West, thence turn right an angle of 5 deg. 35 min. 16 sec. from the West line of said Fraction G and run Northeasterly along a fence for 190.47 feet; thence an angle of 100 deg. 23 min. 36 sec. left run Southwesterly 50.83 feet; thence 79 deg. 36 min. 25 sec. left and run Southerly 185.02 feet to a fence on the South line of Fractional Section F; thence 94 deg. 15 min. 16 sec. left, run 50.14 feet to the point of beginning



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2024 02:34:46 PM
\$283.00 PAYGE
20240122000016400

Allie S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Locia Jones Connie S Denty Cecila Hicks Jason Tate Shelley Sudsberry	Grantee's Name	Michael Roberson Candace Roberson
Mailing Address	<u>406 Colby Lane</u> <u>Columbiana AL</u> <u>35051</u>	Mailing Address	<u>288 Hwy 310</u> <u>Catera, AL 35040</u>
Property Address	<u>Average Section 26, Township 22</u> <u>Shelby AL South Range West</u>	Date of Sale	<u>22 Jan 2024</u>
		Total Purchase Price	<u>\$250,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<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 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 January 22, 2024

Print Locia Jones

Unattested

Sign

(owner)

Form RT-1