

Send tax notice to:
SONIA J MARTIN
109 BEACON ROAD
COLUMBIANA, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2024007

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Thirty-Five Thousand and 00/100 Dollars (\$435,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **SAMUEL BENTON ROBERTS and JUDITH CARTER ROBERTS, HUSBAND AND WIFE**, whose mailing address is **1371 S OCEAN BOULEVARD, POMPAO BEACH, FL 33062**, (hereinafter referred to as "Grantors") by **SONIA J MARTIN and MARK A SLY** whose property address is: **109 BEACON ROAD, COLUMBIANA, AL, 35051** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at an iron rail marking the SW corner of Section 19, Township 21 South, Range 1 East; thence run in an Easterly direction along the South boundary line of said Section 19, a distance of 969.92 feet to the point of beginning; thence continue in the same direction along said South boundary line, a distance of 354.0 feet to an iron in a rock pile marking the SE corner of the SW 1/4 of SW 1/4 of said Section 19; thence turn an angle of 90 deg. 24 min. 04 sec. to the left and run in a Northerly direction along the East boundary of the West 1/2 of SW 1/4 of said Section 19, a distance of 387 feet to a point; thence turn at an angle of 90 deg. 00 min. 00 sec. to the left and run in a Westerly direction along the Northerly boundary, a distance of 316 feet to the West boundary line of Beacon Road; thence turn at an angle of 80 deg. 74 min. 25 sec. to the left and run Southwesterly, a distance of 185 feet to a point; thence turn at an angle of 9 deg. 25 min. 35 sec. to the left and run Southerly, a distance of 210.88 feet to the point of beginning; being a part of the West 1/2 of SW 1/4 of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2023 which constitutes a lien but are not yet due and payable until October 1, 2024.
2. Rights of way, easements, restrictions, reservations and conditions, if any.
3. Less and except any portion of subject property lying within a public road right of way.
4. Any rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the land or produced from the land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservations or otherwise, whether or not the interests or rights appear in the Public Record.


\$413,250.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 20th day of January, 2024.

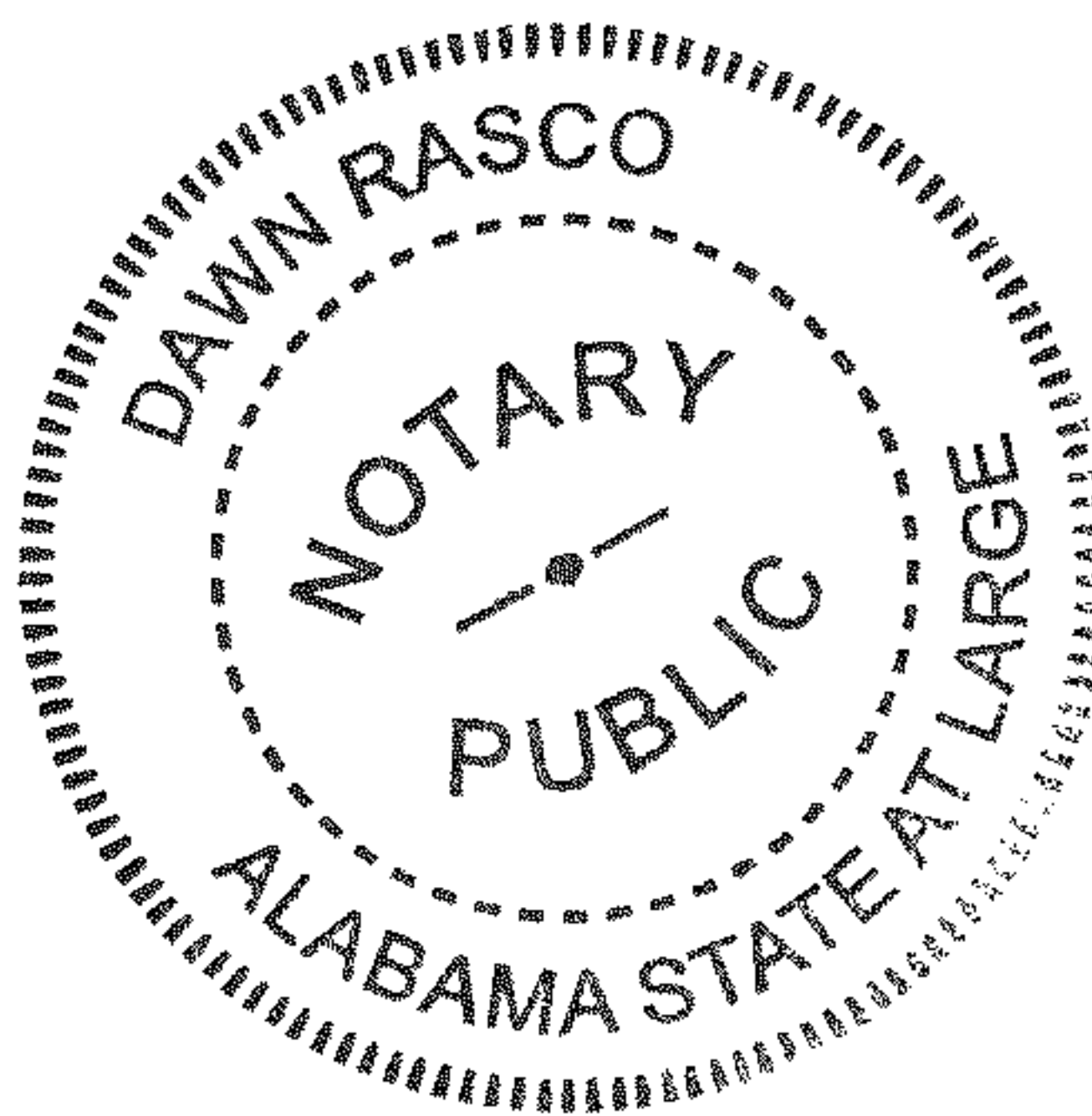

SAMUEL BENTON ROBERTS



JUDITH CARTER ROBERTS

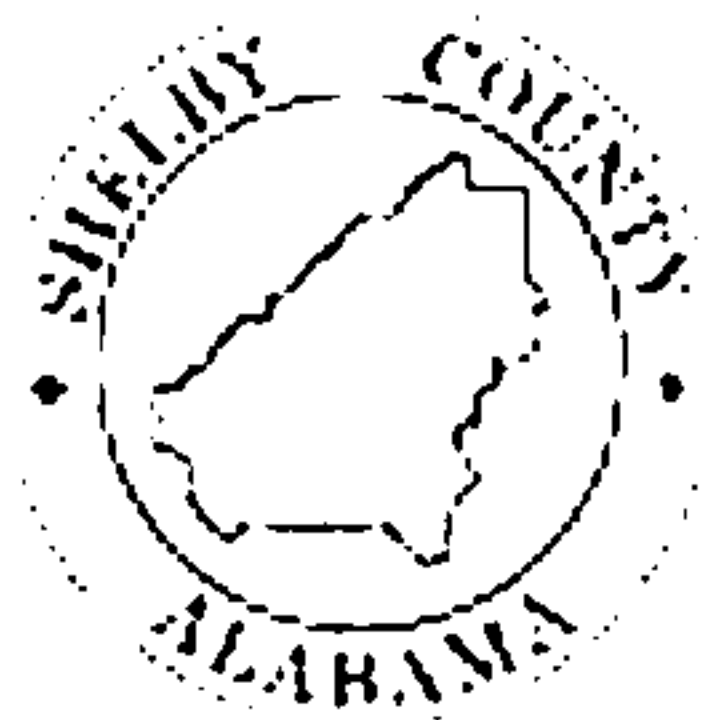
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SAMUEL BENTON ROBERTS and JUDITH CARTER ROBERTS whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of January, 2024.




Notary Public
Print Name: Dawn Rasco
Commission Expires: 3/23/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2024 10:53:51 AM
\$47.00 PAYGE
20240129000021550

