



This instrument was prepared by:

Matthew Griffin  
Shockley & Griffin  
140 Yeager Parkway  
Pelham, Alabama 35124

Send tax notice to:

April Robertson  
2070 HWY 7  
Wilsonville, AL 35186

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA     )  
                                      )     **KNOW ALL MEN BY THESE PRESENTS,**  
SHELBY COUNTY         )

That for and in consideration of Ten Dollars and No/100 (\$10.00), the receipt of which is hereby acknowledged, I, Bertha April Michelle Robertson as Executrix of the Estate of David Bolton Poe, (herein referred to as **GRANTOR**), do grant, bargain, sell and convey unto Cimber Cheyenne Robertson, (herein referred to as **GRANTEE**), in fee simple with right of survivorship, which is hereby subject to a life estate granted to Bertha April Michelle Robertson (herein referred to as **LIFE TENANT**), the following described real estate, situated in Shelby County, Alabama, to wit:

**Commence at the Southwest corner of the NE ¼ of the SW ¼ ,  
Section 25, Township 20 South, Range 1 East; thence run North  
along the East line of said ¼ - ¼ Section a distance of 380.25 feet  
to the point of beginning; thence 92 degrees 11 minutes 45  
seconds to the left and run a distance of 150.00 feet; thence turn  
an angle of 92 degrees 11 minutes 45 seconds to the right and  
run a distance of 420.00 feet; thence turn an angle of 87 degrees  
48 minutes 15 seconds to the right and run a distance of 315.00  
feet; thence turn an angle of 92 degrees 11 minutes 45 seconds  
to the right and run a distance of 420.00 feet; thence turn an  
angle of 87 degrees 48 minutes 15 seconds to the right and run  
a distance of 165.00 feet to the point of beginning. Situated in the  
NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ of Section 25,  
Township 20 South, Range 1 East, Shelby County, Alabama.**

**ALSO, an easement for ingress and egress more particularly  
described as follows: A twenty-five (25) foot wide right-of-way  
whose East and South line is described as follows: Commencing  
on the North right-of-way line of Shelby County Highway No.  
61 at the Southwest corner of the lot conveyed by Ocie A. Hardy  
and wife, Lodell Hardy, to Willie Stone, James E. Wilbanks and  
Doris Wilbanks, recorded in Deed Book 308 at Page 818, in the**



Probate Office of Shelby County, Alabama; thence run North along the West line of said lot a distance 211.11 feet, more or less, to the Northwest corner of said lot; thence turn right and run East along the North side of said lot a distance of 505 feet, more or less, to a point twenty-five (25) feet South of the Southeast corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to David B. Poe and wife, Sallie A. Poe, recorded in Deed Book 312, Page 79, in the Probate Office of Shelby County, Alabama.

ALSO, a twenty-five (25) foot wide right-of-way whose East line is described as follows: Commencing at the Southwest Corner of the lot conveyed by Ocie A. Hardy and wife, Lodell Hardy, to David B. Poe and wife, Sallie A. Poe, recorded in Deed Book 312, Page 79, in the Probate Office of Shelby County, Alabama; thence run North along the West line of said lot 420.0 feet, more or less, to the Northwest corner of said lot.  
 Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all easements, restrictions, and rights-of-way of record.

This Deed was prepared by information provided by the parties.  
 No Title Search or Survey has been performed.

And subject to the foregoing, **GRANTOR** will warrant and forever defend the right and title to said bargained premises unto **GRANTEE** against the claims of all persons owning, holding or claiming by, through or under **GRANTOR**, which claims are based upon matters occurring subsequent to **GRANTOR** acquisition of the bargained premises and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, the said **GRANTOR** have hereunto set their hands and seals this the 8<sup>th</sup> day of March, 2022.

  
 Bertha April Michelle Robertson **GRANTOR**

STATE OF ALABAMA     )  
 SHELBY COUNTY        )

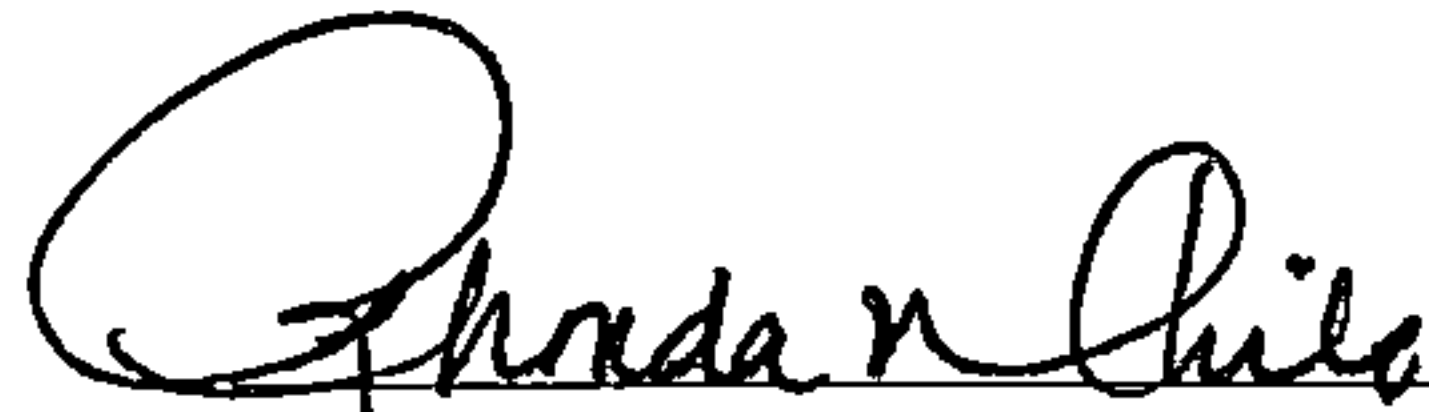
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bertha April Michelle Robertson, Executrix of the Estate of David Bolton Poe, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day,



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Shelby Cnty Judge of Probate, AL  
02/28/2024 02:27:59 PM FILED/CERT

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 8<sup>th</sup> day of March, 2022.

  
\_\_\_\_\_(SEAL)  
NOTARY PUBLIC  
My Commission Expires: 1/12/25



Real Estate Sales Validation Form

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

Grantor's Name Bertha April Michelle Robertson  
Mailing Address 2070 Hwy 7  
Wilsonville, AL 35186

Grantee's Name Cimber Cheyenne Robertson  
Mailing Address 2060 Hwy 7  
Wilsonville AL 35186

Property Address 2070 Hwy 7  
Wilsonville, AL 35186

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 65,040

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 type="checkbox"/> Sales Contract    | <input checked="" 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 or 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 \_\_\_\_\_

Print Matthew Griffin

☐ Unattested \_\_\_\_\_  
(verified by)

Sign Matthew Griffin - Attorney  
(Grantor/Grantee/Owner/Agent) circle one