

This Instrument was Prepared by:

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

File No.: S-24-29856

Send Tax Notice To: Chris Carney

27552 Hwy 25
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, 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, **Christopher Dale Robertson and Rachel Lynn Robertson**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chris Carney**, (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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 Grantee, his, her or their heirs and assigns forever.

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 10th day of June, 2024.

Christopher Dale Robertson
Christopher Dale Robertson

Rachel Lynn Robertson
Rachel Lynn Robertson

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 Christopher Dale Robertson and Rachel Lynn Robertson, 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 10th day of June, 2024.

Michael T. Atchison
Notary Public, State of Alabama
My Commission Expires: September 01, 2024

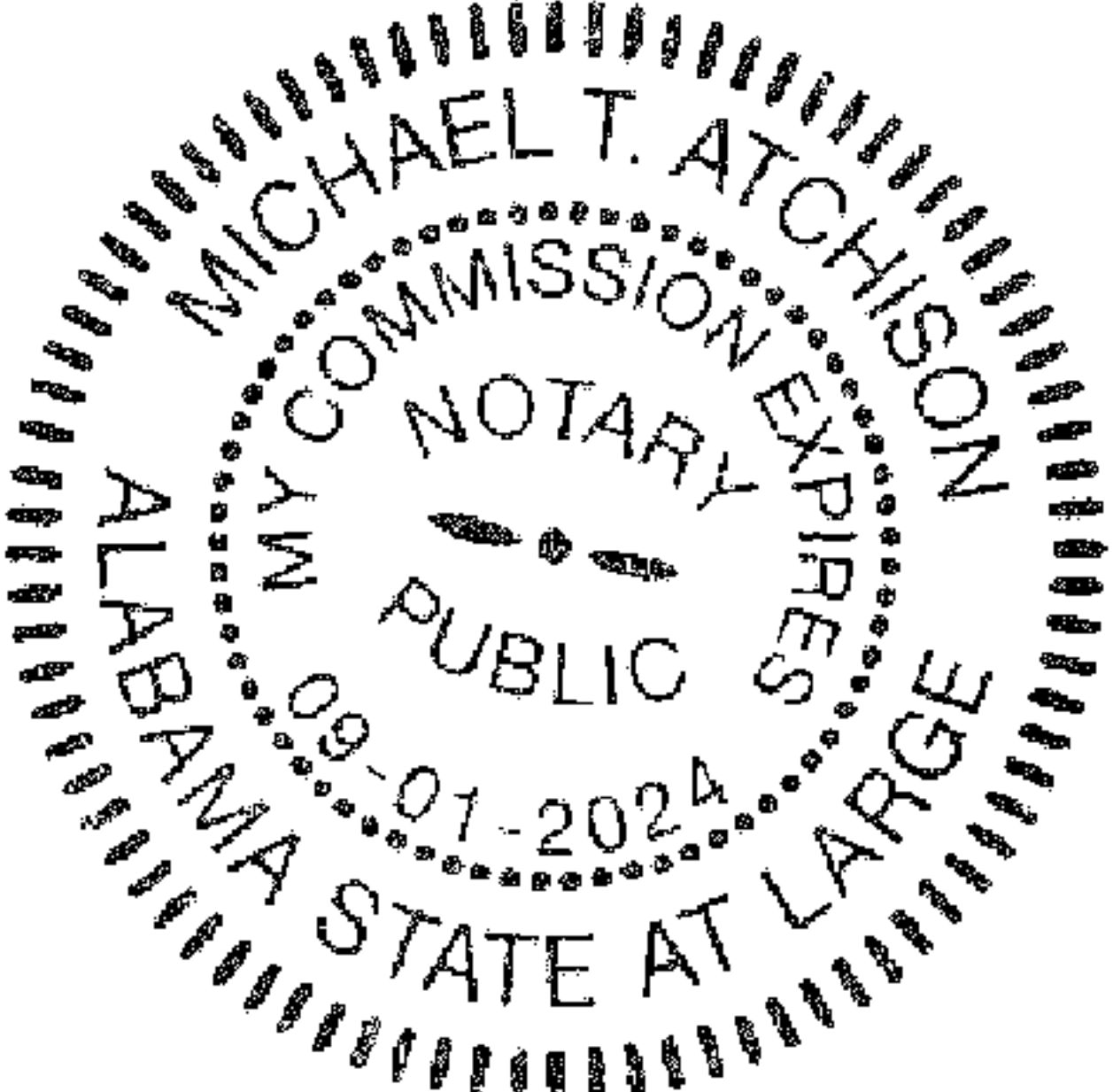


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land situated in the NE 1/4 of Section 9 and the NW 1/4 of Section 10, all in Township 21 south, Range 1 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of above said Section 10; thence South 19 degrees 46 minutes 33 seconds East, for a distance of 65.64 feet to a point on the southerly R.O.W. line of Shelby County Highway 25,66 feet R.O.W. and the POINT OF BEGINNING; thence South 84 degrees 13 minutes 47 seconds East and along said R.O.W. line, a distance of 786.37 feet; thence South 09 degrees 54 minutes 30 seconds West, for a distance of 152.55 feet; thence South 89 degrees 38 minutes 37 seconds West, a distance of 810.85 feet; thence North 13 degrees 09 minutes 01 seconds East, a distance of 240.68 feet to the POINT OF BEGINNING



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/11/2024 09:58:26 AM
 \$248.00 JOANN
 20240611000172830

Allen 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	Christopher Dale Robertson Rachel Lynn Robertson	Grantee's Name	Chris Camey
Mailing Address	5030 Hwy 55 Wilsonville, AL 35186	Mailing Address	27552 Hwy 25 Wilsonville AL 35186
Property Address	27552 Highway 25 Wilsonville, AL 35186	Date of Sale	June 10, 2024
		Total Purchase Price	\$220,000.00
		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 June 05, 2024

Print Christopher Dale Robertson

Unattested

(verified by)

Sign *Chris Dale Robertson*
 (Grantor/Grantee/Owner/Agent) circle one