

This Instrument was Prepared by:

Send Tax Notice To: Rodney Layne Smith  
Victoria Lynne Smith

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

File No.: S-24-29827

20240715000214390 1/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
07/15/2024 12:52:30 PM FILED/CERT

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seven Thousand Five Hundred Dollars and No Cents (\$7,500.00), 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, **Lori Ann Robinson**, a married woman and **Robert Clay Heatherly**, a single man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rodney Layne Smith and Victoria Lynne Smith, 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 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 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 28<sup>th</sup> day of June, 2024

Lori Ann Robinson  
Lori Ann Robinson

Robert Clay Heatherly  
Robert Clay Heatherly

State of Alabama

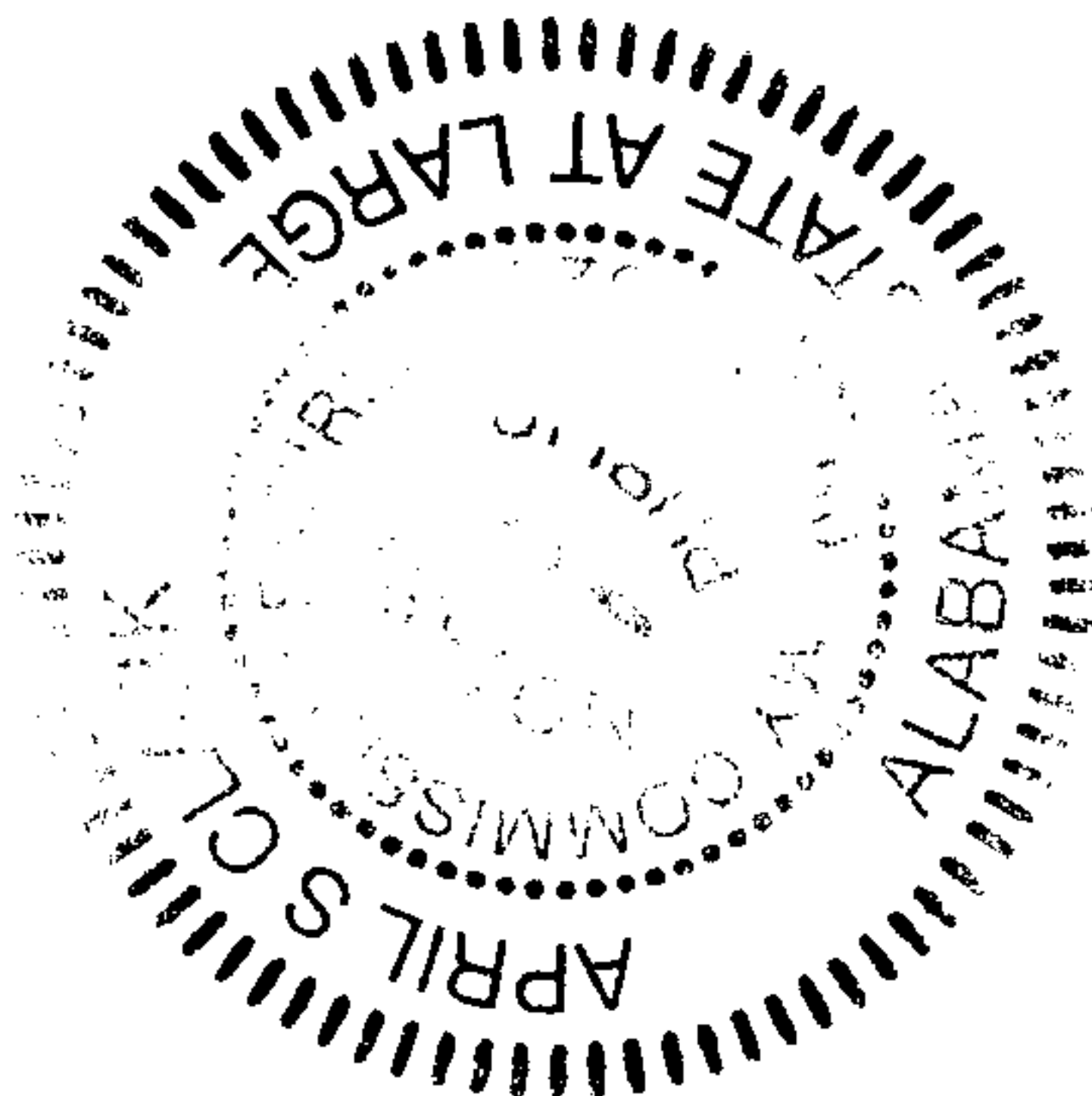
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Lori Ann Robinson and Robert Clay Heatherly, 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 28<sup>th</sup> day of June, 2024.

April Clark  
Notary Public, State of Alabama

My Commission Expires: 9-1-2024



Shelby County, AL 07/15/2024  
State of Alabama  
Deed Tax: \$7.50

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



20240715000214390 2/3 \$35.50  
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Commence at the NW corner of the SE 1/4 of the NE 1/4 of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 87 degrees 55 minutes 50 seconds East a distance of 200.00 feet; thence North 88 degrees 24 minutes 32 seconds East a distance of 1039.23 feet; thence South 00 degrees 00 minutes 00 seconds West a distance of 377.58 feet to the POINT OF BEGINNING; thence continue South 00 degrees 00 minutes 00 seconds West a distance of 312.32 feet to the approximate centerline of Beeswax Creek; thence South 57 degrees 26 minutes 18 seconds West and along said centerline of creek a distance of 4.76 feet; thence South 78 degrees 05 minutes 40 seconds west and along said centerline of creek a distance of 29.48 feet; thence South 87 degrees 07 minutes 20 seconds West and along said centerline of creek a distance of 30.45 feet; thence North 74 degrees 37 minutes 42 seconds West and along said centerline of creek a distance of 27.68 feet; thence North 60 degrees 35 minutes 53 seconds West and along said centerline of creek a distance of 48.49 feet; thence North 48 degrees 00 minutes 54 seconds West and along said centerline of creek a distance of 62.87 feet; thence North 62 degrees 00 minutes 43 seconds West and along said centerline of creek a distance of 18.63 feet; thence South 87 degrees 40 minutes 44 seconds West and along said centerline of creek a distance of 59.45 feet; thence South 73 degrees 49 minutes 54 seconds West and along said centerline of creek a distance of 20.79 feet; thence South 32 degrees 29 minutes 28 seconds West and along said centerline of creek a distance of 45.44 feet; thence South 53 degrees 52 minutes 12 seconds West and along said centerline of creek a distance of 18.23 feet; thence South 78 degrees 39 minutes 39 seconds West and along said centerline of creek a distance of 20.95 feet; thence South 89 degrees 23 minutes 40 seconds West and along said centerline of creek a distance of 22.68 feet; thence South 63 degrees 23 minutes 28 seconds West and along said centerline of creek a distance of 15.18 feet; thence South 49 degrees 27 minutes 19 seconds West and along said centerline of creek a distance of 15.18 feet; thence South 63 degrees 45 minutes 29 seconds West and along said centerline of creek a distance of 28.58 feet; thence North 85 degrees 16 minutes 31 seconds west and along said centerline of creek a distance of 26.91 feet; thence South 89 degrees 14 minutes 03 seconds West and along said centerline of creek a distance of 31.33 feet thence North 54 degrees 35 minutes 47 seconds East and leaving said centerline of creek a distance of 584.61 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 16, 2023.

Real Estate Sales Validation Form



20240715000214390 3/3 \$35.50  
Shelby Cnty Judge of Probate, AL  
07/15/2024 12:52:30 PM FILED/CERT

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

|                  |                                            |                         |                                            |
|------------------|--------------------------------------------|-------------------------|--------------------------------------------|
| Grantor's Name   | Lori Ann Robinson<br>Robert Clay Heatherly | Grantee's Name          | Rodney Layne Smith<br>Victoria Lynne Smith |
| Mailing Address  | * 1259 Hwy 371<br>Tupelo MS 38804          | Mailing Address         | Chelsea Rd<br>Columbiana AL 35051          |
| Property Address | Chelsea Road<br>Columbiana, AL 35051       | Date of Sale            |                                            |
|                  |                                            | Total Purchase Price    | \$7,500.00                                 |
|                  |                                            | 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                                | May 02, 2024  | Print | Lori Ann Robinson                        |
| <input type="checkbox"/> Unattested |               | Sign  | <u>Lori Ann Robinson</u>                 |
|                                     | (verified by) |       | (Grantor/Grantee/Owner/Agent) circle one |