

Send Tax Notice to:
Alvin L. Taylor and Barbara S.
Taylor
300 Ivy Hills Circle
Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-5513**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY SEVEN THOUSAND AND 00/100 (\$257,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Taberia Donyale Robinson, in her capacity as Trustee of that certain trust created on or about 02 December, 2023, and known as The Taberia Donyale Robinson Revocable Living Trust (herein referred to as "Grantor," whether one or more)**, whose mailing address is

430 Union Street, Grenada, MS 38901

by **Alvin L. Taylor and Barbara S. Taylor (herein referred to as "Grantee," whether one or more)**, whose mailing address is

300 Ivy Hills Circle, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **300 Ivy Hills Circle, Calera, AL 35040**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 17th day of July, 2024.

The Taberia Donyale Robinson Revocable Living Trust

By: Taberia Donyale Robinson
Taberia Donyale Robinson, Trustee

State of Mississippi
County of Grenada

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Taberia Donyale Robinson**, whose name(s) as **Trustee(s)** of **The Taberia Donyale Robinson Revocable Living Trust**, 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, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act as **Trustee(s)** of **The Taberia Donyale Robinson Revocable Living Trust**, on the day the same bears date.

Given under my hand and official seal this 17th day of July, 2024.

Vanetta Maria Roseman
Notary Public

Vanetta Maria Roseman
Printed Name

My Commission Expires: 9/14/2024



EXHIBIT A

Property 1:

Lot 65, according to the plat of Old Ivy Subdivision, Phase II, (being a re-survey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26,) as recorded in Map Book 36, Page 6-A, and Document # 20051027000561200 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2024 11:09:44 AM
\$285.00 JOANN
20240723000225830

Allen S. Boyd