

Prepared by:
Michael David Brymer
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2024-7463

Send Tax Notice To:
Calvin Morgan and Delois A. Morgan
131 Hermitage LN
Calera, AL 35040-5588

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO HUNDRED THOUSAND AND 00/100 Dollars (\$200,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged Joshlyn Bernard Robinson (by and through Kristen Howard as Conservator of Joshlyn Benard Robinson, an adult in need of protective services, as appointed under Case No. CV-24-9000429 in the Circuit Court of Shelby County, Alabama) and Thomas J. Robinson, a married couple (herein referred to as GRANTOR, whether one or more), does by these presents grant, bargain, sell, and convey unto Calvin Morgan and Delois A. Morgan (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 74, according to the Survey of Camden Cove, Sector 5, as recorded in Map Book 29, page 148, in the Office of the Judge of Probate Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any

TO HAVE AND TO HOLD, unto the said GRANTEES as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns forever, covenant with said GRANTEES, their heirs, executors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by Kristen Howard, as Conservator who is (are) authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of August, 2024.

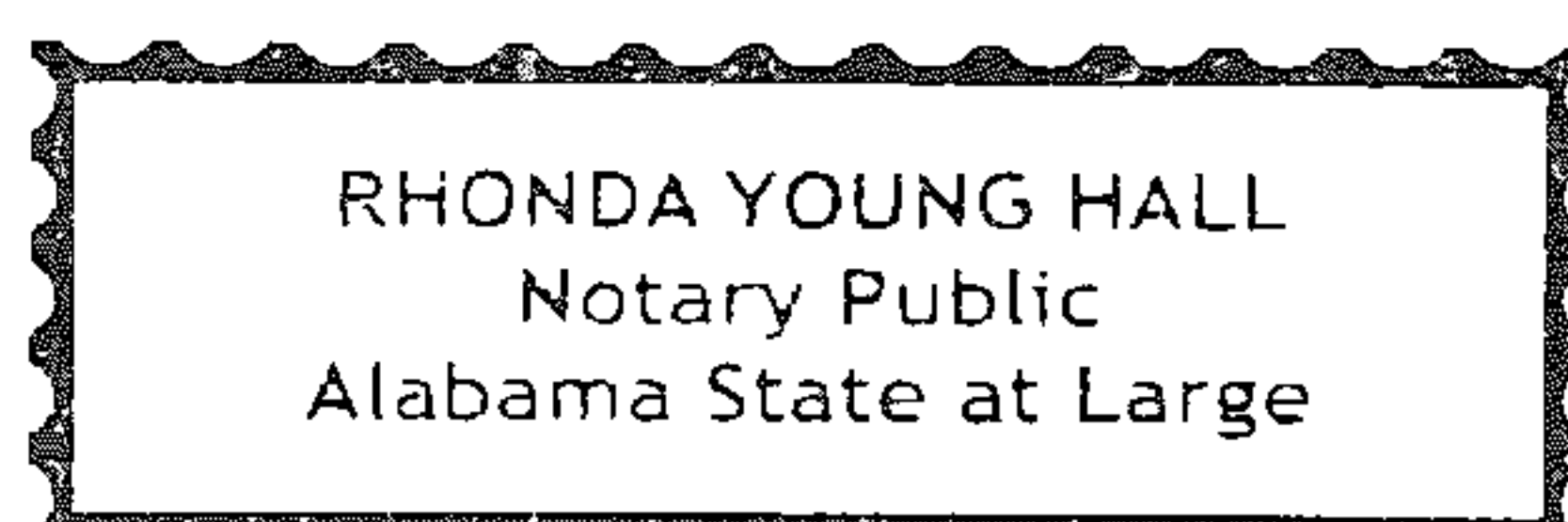
Joshlyn Robinson by Kristen Howard, Conservator
Joshlyn Bernard Robinson by Kristen Howard, Coservator

Thomas J. Robinson
Thomas J. Robinson

State of Alabama
County of Madison

I, Rhonda Young Hall, a Notary Public in and for said County in said State, hereby certify that, Kristen Howard, whose name(s) as Conservator of Joshlyn Bernard Robinson, and Thomas J. Robinson, a married man, 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 Conservator and with full authority, executed the same voluntarily for and as the act of said Receivership/Conservatorship.

Given under my hand and official seal this the 12 day of August, 2024.



Rhonda Young Hall
Notary Public: Madison
My Commission Expires: 6/10, 2025

Real Estate Sales Validation Form

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

Grantor's Name Joshlyn Bernard Robinson and Thomas J. Robinson
Mailing Address 2004 MAX LUTHER DR
Huntsville, AL 35810
Property Address 137 Hermitage Lane
Calera, AL 35040

Grantee's Name Calvin Morgan and Delois A. Morgan
Mailing Address 131 Hermitage LN
Calera, AL 35040-5588
Date of Sale 8-12-2024
Total Purchase Price \$200,000.00
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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement
☐ Appraisal
Other:

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).

Name: Joshlyn Bernard Robinson and Thomas J. Robinson

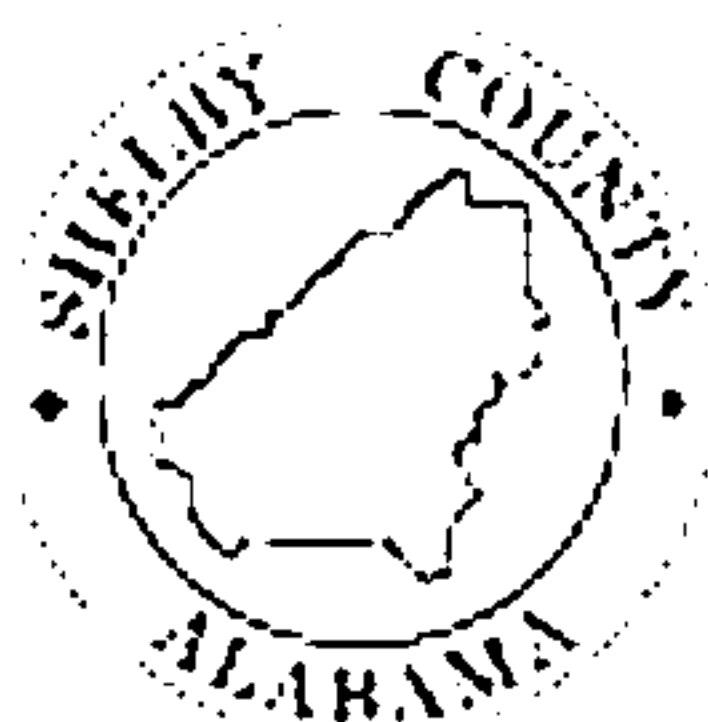
Date: 12 day of August, 2024

Joshlyn Robinson by Kristen Howard, Conservator
Joshlyn Bernard Robinson by Kristen Howard, Coservator

Thomas J. Robinson
Thomas J. Robinson

Andres Y. G. Ball (Verified)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/15/2024 08:38:07 AM
\$226.00 JOANN
20240815000254600

Allie S. Bayl