

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **SIXTY EIGHT THOUSAND DOLLARS AND NO/00 DOLLARS (\$68,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert A. Odgers, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Robert A. Odgers and Robert P. Odgers, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**See Exhibit “A” for legal description**

**SUBJECT TO:**

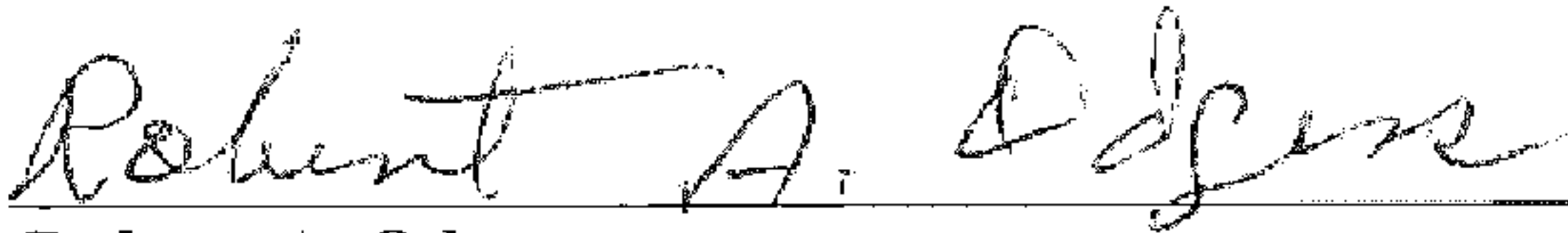
- 1. Ad valorem taxes due and payable October 1, 2024.
  - 2. Easements, restrictions, rights of way, and permits of record.
- Grantor herein is the surviving Grantee in Deed Book 248 Page 780 and Deed Book 339 Page 561 Probate office of Shelby County Alabama, the other Grantee Patsy Jean Odgers died on 12/8/2018.

No part of the homestead of the Grantor herein or spouse, 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 one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

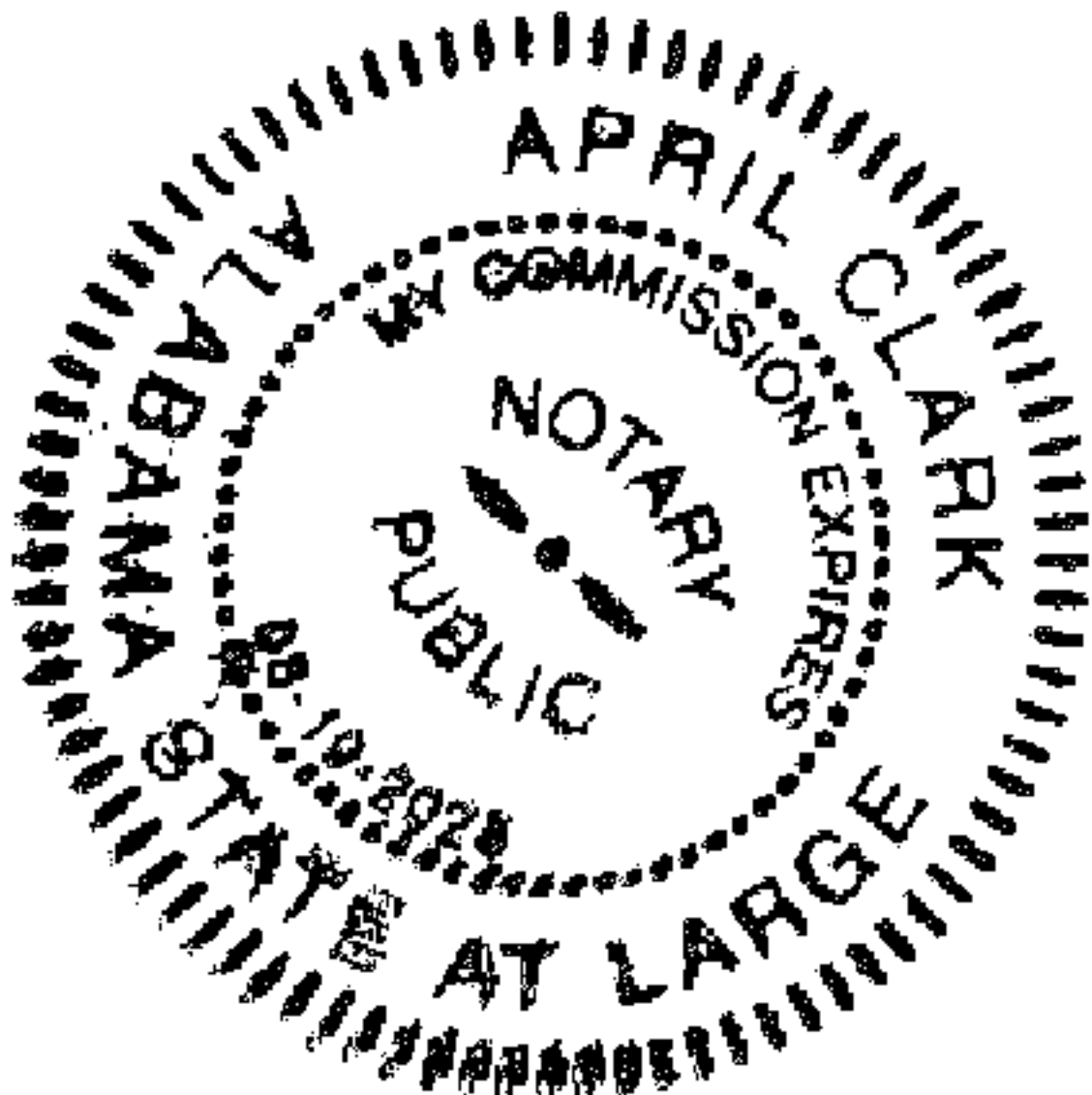
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 25 day of September 2024.

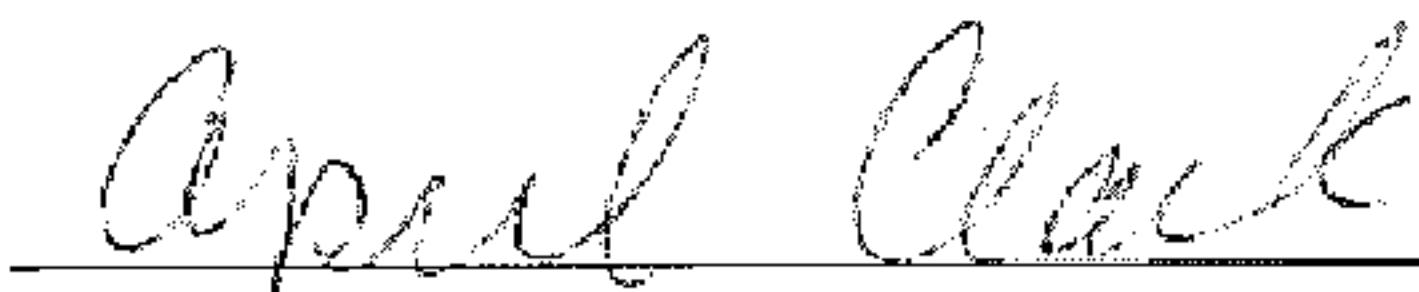
  
**Robert A. Odgers**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Robert A. Odgers**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of September 2024.



  
Notary Public  
My Commission Expires: 8-19-28

**Exhibit "A" Legal Description****Tract 1:**

Begin at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama, thence run westerly along the South line of said 1/4-1/4 a distance of 611.29 feet to a point; thence 83 deg. 42 min. right and run northwesterly 293.50 feet to a point; thence 96 deg. 10 min. right and run easterly 652.21 feet to a point on the East 1/4-1/4 line of the said SE 1/4 of the SW 1/4 of Section 2; thence 91 deg. 50 min. right and run southerly along the said 1/4-1/4 line 293.50 feet to the point of beginning;

**Tract 2:**

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West, Shelby County, Alabama; thence run northerly along the East line of said 1/4-1/4 a distance of 293.50 feet to the point of beginning of the property being described; thence continue along last described course 366.50 feet to a point; thence 91 deg. 42 min. left and run Westerly 1,016.01 feet to a point on the East right-of-way line of Shelby County Highway 47; thence 102 deg. 42 min. left and run southeasterly along the said right-of-way line 460.11 feet to a point; thence 95 deg. 08 min. left and run East-Northeasterly 264.50 feet to a point; thence 6 deg. 10 min. right and run Easterly 652.21 feet to the point of beginning.

**LESS AND EXCEPT**

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 West; thence run North along the East line of said 1/4-1/4 for 660.0 feet; thence 91 degrees 42 minutes left run 113.41 feet to the point of beginning; thence continue last described course for 898.86 feet to the Easterly right of way of Shelby County Hwy 47; thence 102 degrees 31 minutes left run Southeasterly along said right of way for 316.95 feet; thence 113 degrees 57 minutes 05 seconds left run 229.69 feet; thence 110 degrees 37 minutes 50 seconds right run 92.70 feet; thence 32 degrees 02 minutes left run 68.25 feet; thence 53 degrees 32 minutes 20 seconds left run 580.91 feet; thence 78 degrees 03 minutes 17 seconds left run Northerly for 192.91 feet to the point of beginning. Situated in Shelby County, Alabama. According to survey of Thomas Simmons, RLS #12945, dated July 26, 1993.

## Real Estate Sales Validation Form

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

Grantor's Name Robert A Odgers  
 Mailing Address 2910 Chelsea Rd  
Columbiana, AL  
35051

Grantee's Name Robert P Odgers  
 Mailing Address 115 LOKET COURT  
WILSONVILLE, AL 35186

Property Address 2910 Chelsea Rd  
Columbiana AL  
35051

Date of Sale 9-25-24

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 68,000.00

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

tax value

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 \_\_\_\_\_

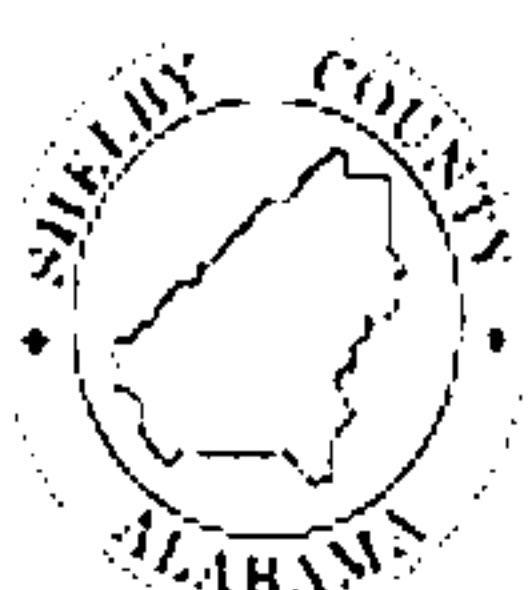
Print

ROBBY ODGERS

Sign

Robby Odgers

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL (verified by)  
 10/07/2024 11:25:13 AM  
 \$96.00 JOANN  
 20241007000314000

Ann S. Byrd

Form RT-1