

20241007000314070 1/4 \$142.50
Shelby Cnty Judge of Probate, AL
10/07/2024 12:41:34 PM FILED/CERT

This instrument was prepared without benefit of title condition or new survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.
DESCRIPTION USED FROM RECORDED DEED.

PREPARED BY:
VICKI N. SMITH, ATTORNEY
POST OFFICE BOX 250
COLUMBIANA, ALABAMA 35051
(205) 669-4481

SEND TAX NOTICE TO: BARBARA JOYCE ROBINSON
145 Ruby Drive
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ten dollars and 00/100 Dollars (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, WAYNE SHIFLETT, a married man (herein referred to as GRANTOR) do grant, bargain, sell and convey unto BARBARA JOYCE ROBINSON (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED 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.

No part of the homestead of the Grantor herein or spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

The above described property is not the homestead of the Grantor herein.

And we do, for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of June, 2024.


WAYNE SHIFLETT

Shelby County, AL 10/07/2024
State of Alabama
Deed Tax: \$111.50

STATE OF ALABAMA)
SHELBY COUNTY)

20241007000314070 2/4 \$142.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WAYNE SHIFLETT, 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 has executed the same voluntarily on the day the same bears date.

Given under my had and official seal this 7th day of June,
2024.

Vicki N. Smith
Notary Public
My Commission Expires:
3/22/27

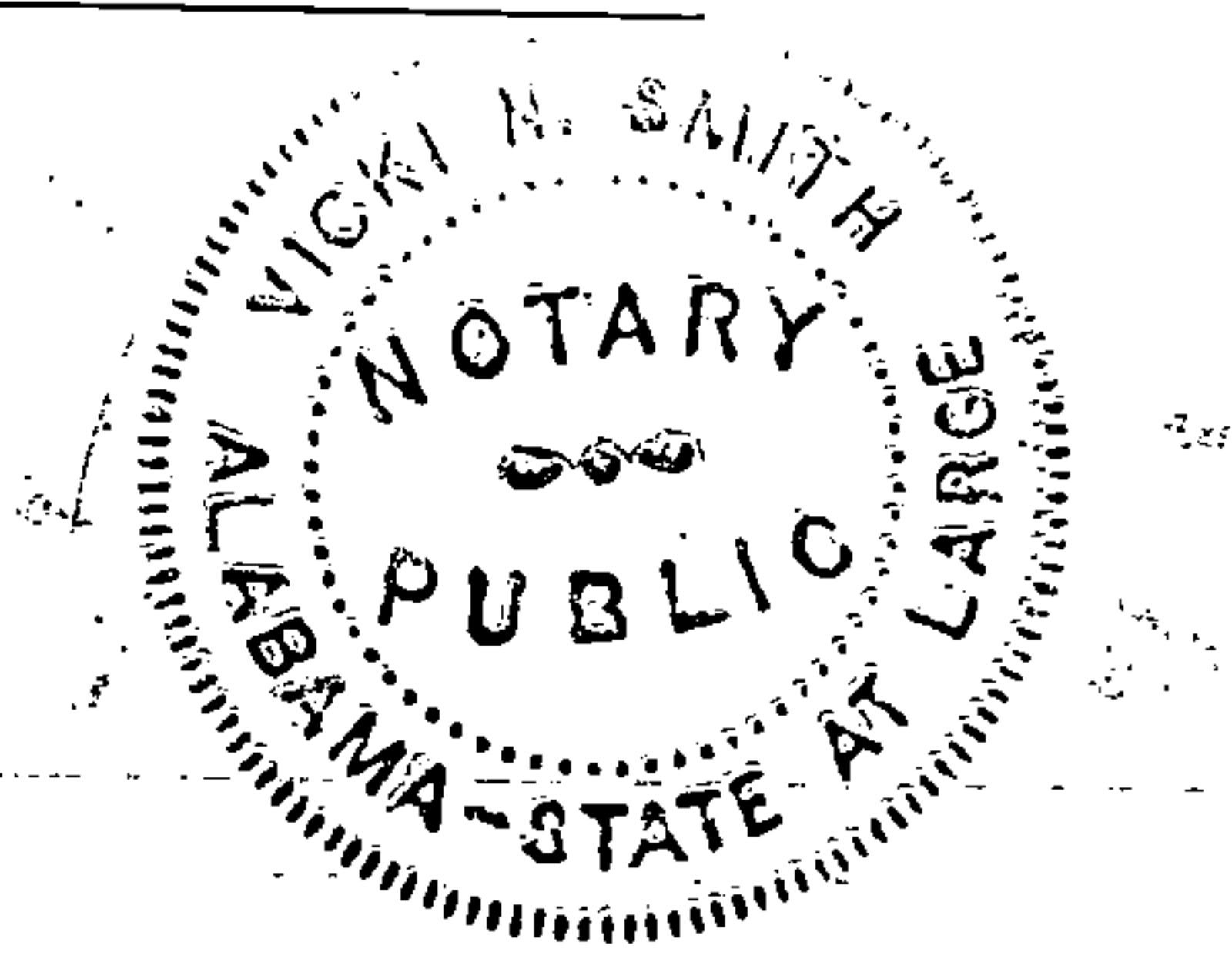


EXHIBIT A - LEGAL DESCRIPTION



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An Undivided one-half interest in and to the following described property, to-wit:

PARCEL 1:

A part of the SW 1/4 of SW 1/4 of Section 2, Township 21 South, Range 1 West; Begin at the SE corner and run West 210.30 feet to beginning; thence continue last described course for 209.28 feet to an iron pin; thence 91 degrees 03 minutes 43 seconds right run Northerly for 419.46 feet to an iron pin; thence 88 degrees 55 minutes right run Easterly for 418.45 feet to an iron pin and the East line of said 1/4-1/4; thence 90 degrees 53 minutes 35 seconds right run Southerly along the East line thereof for 210.29 feet to an iron pin; thence 89 degrees 06 minutes 26 seconds right run Westerly for 187.47 feet to a judicial line; thence 79 degrees 56 minutes left run Southerly along said judicial line for 126.52 feet; thence 7 degrees 12 minutes left continue along said judicial line for 84.73 feet to the point of beginning.

Parcel 2

A parcel of land in the S1/2 of the SW of Section 2, Twp. 21 South, Range 1 West, SHELBY COUNTY, Alabama, described as follows: Begin at the SW corner of the SE1/4 of the SW1/4 of Section 2, Thence run E along the S section line 389.23 feet to a point on the W right of way of Shelby County Highway No. 47; thence turn left 102°-19'-28" and run NW along the said right of way 551.00 feet; thence turn left 77°-40'-32" and run W 263.95 feet to a point on the E line of the SW1/4 of the SW1/4 of Section 2; thence turn left 89°-09'-32" and run S along said 1/4-1/4 line 328.09 feet; thence turn right 90°-50'-28" and run W 207.42 feet to an iron pin; thence turn left 88°-22'-21" and run S 210.00 feet to a point on the S 1/4-1/4 line; thence turn left 91°-37'-50" and run E along the S 1/4-1/4 line 210.30 feet to the point of beginning.

This deed prepared without benefit of title abstract or survey.
Subject to applicable zoning and subdivision regulations.

The grantor in that certain deed from Billy S. Robinson to Wendell Robinson recorded in the Probate Court of Shelby County, Alabama in Book 363 at Page 09, died October 23, 1994.

Real Estate Sales Validation Form

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

Grantor's Name Wayne Vernon Skiffett
Mailing Address 230 Steamboat Dr
Spauldy, AL 35143

Grantee's Name Barbara Joyce Robinson
Mailing Address 145 Ruby Drive
Columbiana, AL 35051

Property Address 145 Ruby Dr.
Columbiana, AL 35051

Date of Sale 6/7/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ Reverse of 12/8/23 deed
11,070.00 reported

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 12/8/23 RE Sales Validation Form
dated

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 6/7/24

Print Vernon A. Smith, Attorney for Barbara Joyce Robinson

Unattested

Sign Vernon A. Smith
(Grantor/Grantee/Owner/Agent) circle one

(verified by)