

Value \$228,100 = \$228.50
3 pages = \$28.00 Total \$256.50

20250212000042560 1/3 \$256.50
Shelby Cnty Judge of Probate, AL
02/12/2025 10:19:07 AM FILED/CERT

SEND TAX NOTICE TO:
CLIFFORD ROBERTS, Trustee of the 2024
CLIFFORD ROBERTS REVOCABLE TRUST
17 Hunters Trace
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 15th day of November, 2024, by **CLIFFORD W. ROBERTS**, an unmarried, widower man (hereinafter referred to as the "Grantor"), to **CLIFFORD WAYNE ROBERTS, Trustee of the 2024 CLIFFORD ROBERTS REVOCABLE TRUST** (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, on April 12, 2000 the real property described herein was conveyed by Warranty Deed by David Moyer and wife, Charla Moyer to Clifford W. Roberts and wife, Nancy Roberts as joint tenants with right of survivorship, and was recorded on April 26, 2000 with the Judge of Probate of Shelby County, Alabama in Instrument #2000-13543;

WHEREAS, the Grantor's wife, Nancy Roberts died on July 24, 2024, therefore, her interest in the real property described herein transferred to Grantor pursuant to Ala. Code §35-4-7; and

WHEREAS, the Grantor desires through this conveyance to transfer the real property described herein to Grantee.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, all of his right, title and interest in and to the following described real estate, situated in Shelby County, Alabama (the "Subject Property") the address of which is 17 Hunters Trace, Pelham, Alabama 35124, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF HUNTER'S GLEN FIRST ADDITION,
AS RECORDED IN MAP BOOK 6, PAGE 56, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2000, which are in lien but not yet due and payable until October 1, 2000.
2. A 35 building set back line as shown by record plat.
3. Restrictions, covenants and conditions in Misc. book 11, Page 433.
4. Transmission line permit to Alabama Power Company in Deed Book 127, Page 394 and Deed Book 131, Page 322.
5. Right of Way to South Central Bell in Deed Book 292, Page 621
6. Easements recorded in Misc. Book 14, Page 847.
7. Coal, oil, gas and mineral and mining rights and all rights incident thereto.

Shelby County, AL 02/12/2025
State of Alabama
Deed Tax: \$228.50



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TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in any way appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises (collectively the "Subject Property").

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever.

Grantor hereby covenants and agrees with Grantee and its assigns that he will warrant and defend the Subject Property against the lawful claims (unless otherwise noted above) of all persons claiming by or through the Grantor, but not otherwise.

The Grantor intends by the execution of this conveyance to vest title in and to the Subject Property in Grantee, **CLIFFORD WAYNE ROBERTS, Trustee of the 2024 CLIFFORD ROBERTS REVOCABLE TRUST.**

THE SUBJECT PROPERTY CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

IN WITNESS WHEREOF, the Grantor has set her hand and seal, this 15th day of November.


CLIFFORD WAYNE ROBERTS


STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGMENT

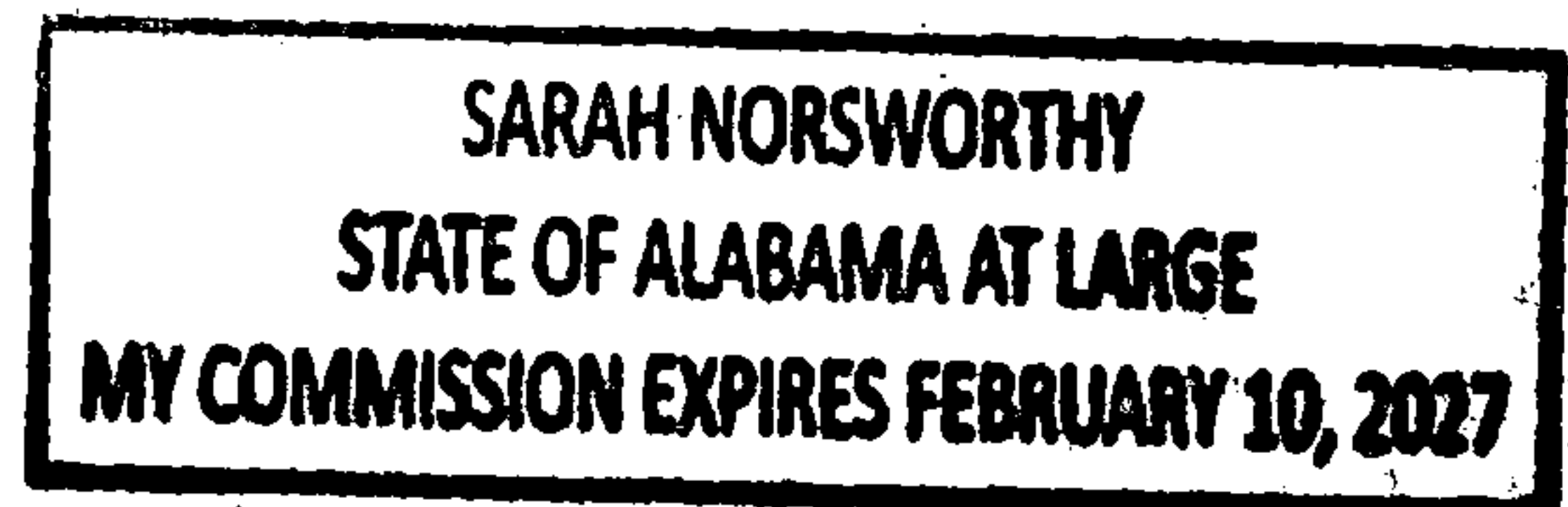
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CLIFFORD WAYNE ROBERTS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she signed her name voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of November, 2024.

[NOTARIAL SEAL]


Notary Public
My commission expires: 2/10/27

THIS INSTRUMENT PREPARED (WITHOUT
THE BENEFIT OF A TITLE SEARCH) BY:
Kimberly L. Bell
The Kimberly Bell Law Firm
4000 Eagle Point Corporate Drive
Birmingham, Alabama 35242



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975

20250212000042560 3/3 \$256.50
Shelby Cnty Judge of Probate, AL
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Grantor's Name Clifford W. Roberts
Mailing Address 17 Hunters Trace
Pelham, AL 35124

Grantee's Name CLIFFORD WAYNE ROBERTS, Trustee of the
Mailing Address 2024 CLIFFORD ROBERTS REVOCABLE TRUST
17 Hunters Trace
Pelham, AL 35124

Property Address 17 Hunters Trace
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 228,100.00

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 records

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 11/15/24

Print Clifford W. Roberts

☐ Unattested

(verified by)

Sign

Clifford Wayne Roberts
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1