

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Patrick Milam and Tanya Adams
1140 Mimosa Road
Leeds, AL 35094

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Thirty-Nine Thousand And No/100 Dollars (\$339,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, George T. Roberson, an unmarried person and Vickie Hemphill, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Patrick Milam and Tanya Adams (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$321,550.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 7th day of March, 20 25.


George T. Roberson

STATE OF AL
COUNTY OF Jefferson

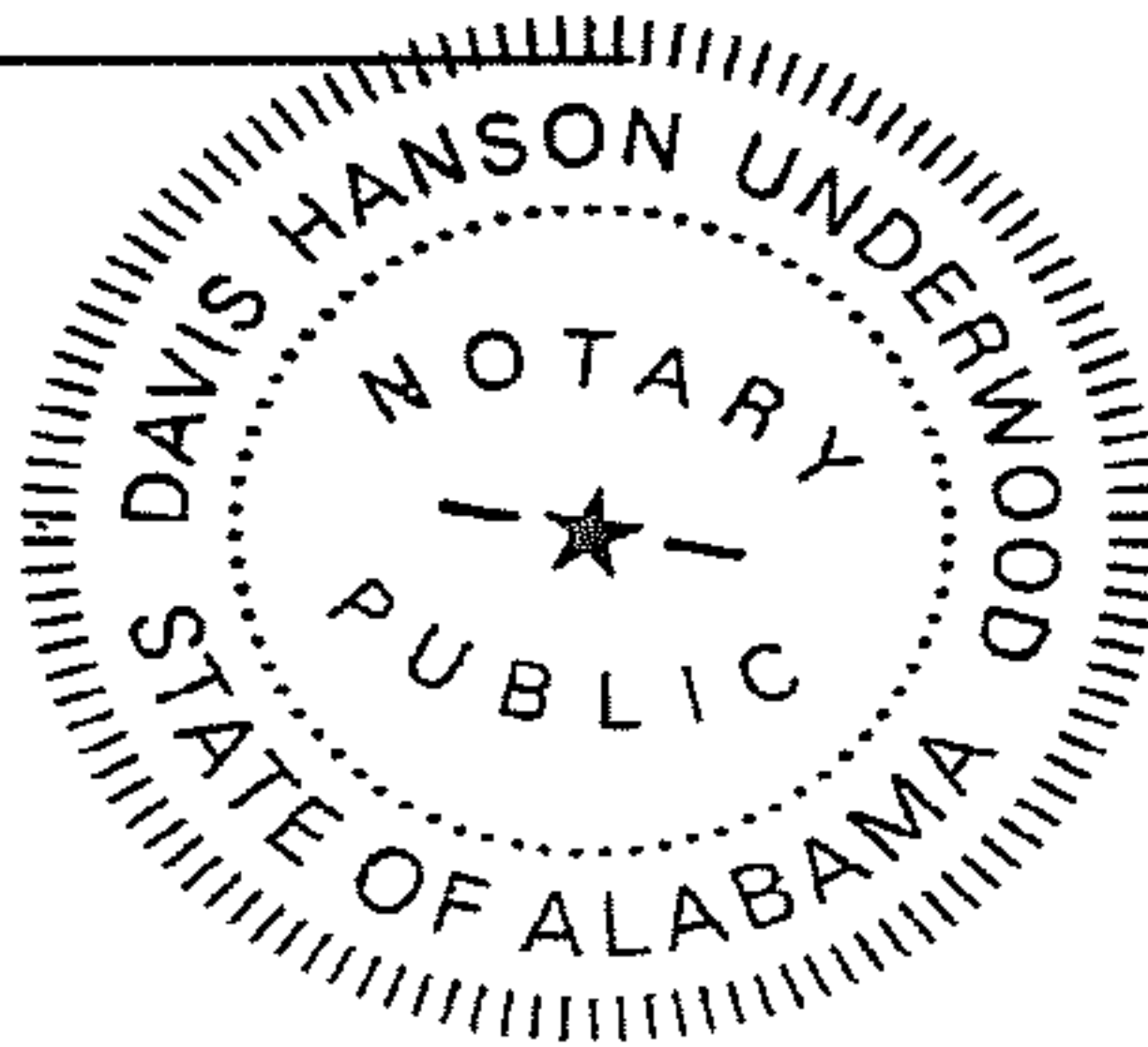
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George T. Roberson whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 7th day of March, 20 25.

Notary Public

My commission expires:

My Commission Expires
July 24, 2027



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 6 day of March, 2025.

Vickie Hemphill
Vickie Hemphill

STATE OF Colorado
COUNTY OF El Paso

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vickie Hemphill whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 10 day of March, 2025

Tambra Anderson
Notary Public

TAMBRA ANDERSON
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234025146
MY COMMISSION EXPIRES JUL 19, 2027

EXHIBIT "A"**PARCEL 1**

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN N 89° 26' 30" WEST ALONG THE NORTH 1/4 - 1/4 LINE FOR A DISTANCE OF 162.57 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 101, THENCE RUN S 59° 33' 15" W FOR A DISTANCE OF 51.88 FEET TO A FOUND R.O.W. MONUMENT, SAID POINT BEING THE BEING THE POINT CURVATURE OF A CURVE TO THE LEFT HAVE A RADIUS OF 1950.48 FEET, A CHORD OF 314.38 FEET, AND A CHORD BEARING OF S 64° 41' 21" W; THENCE RUN ALONG SAID CURVE AND RIGHT-OF-WAY FOR A DISTANCE OF 314.72 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1,950.48 FEET, A CHORD OF 129.98 FEET, AND A CHORD BEARING OF S 71° 11' 56" W; THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 130.00 FEET OT A SET 1/2" REBAR CAPPED CLINKSCALES, SAID POINT BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE RUN S 16° 57' 33" E FOR A DISTANCE OF 287.15 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE RUNS 76° 56' 32" W FOR A DISTANCE OF 105.05 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES; THENCE RUN N 63° 17' 44" W FOR A DISTANCE OF 27.19 FEET TO A FOUND 1/2" REBAR CAPPED PARKS; THENCE RUN N 16° 57' 35" W FOR A DISTANCE OF 265.01 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SHELBY COUNTY ROAD 101, SAID POINT BEING A FOUND 1/2" REBAR CAPPED PARKS, SAID POINT ALSO BEING ON A CURVE TO THE RIGHT HAVE A RADIUS OF 1,950.48 FEET, A CHORD OF 124.98 FEET, AND A CHORD BEARING OF N 74° 57' 57" E; THENCE RUN ALONG SAID CURVE AND SAID SOUTHERN RIGHT-OF-WAY LINE FOR A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 1 EAST, SHELBY COUNTY ALABAMA; THENCE RUN N 89° 26' 30" WEST ALONG THE NORTH 1/4 - 1/4 LINE FOR A DISTANCE OF 162.57 FEET TO THE SOUTHERN RIGHT-OF-WAY LINE OF SHELBY COUNTY HIGHWAY 101, THENCE RUN S 59° 33' 15" W FOR A DISTANCE OF 51.88 FEET TO A FOUND R.O.W. MONUMENT, SAID POINT BEING THE BEING THE POINT CURVATURE OF A CURVE TO THE LEFT HAVE A RADIUS OF 1,950.48 FEET, A CHORD OF 314.38 FEET, AND A CHORD BEARING OF S 64° 41' 21" W; THENCE RUN ALONG SAID CURVE AND RIGHT-OF-WAY FOR A DISTANCE OF 314.72 FEET TO THE POINT OF BEGINNING OF SAID PARCEL; THENCE CONTINUE ALONG SAID CURVE HAVING A RADIUS OF 1,950.48 FEET, A CHORD OF 129.98 FEET, AND A CHORD BEARING OF S 71° 11' 56" W, THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 130.00 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN S 16° 57' 33" E FOR A DISTANCE OF 287.15 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN N 58° 23' 44" E FOR A DISTANCE OF 134.27 FEET TO A SET 1/2" REBAR CAPPED CLINKSCALES, THENCE RUN N 16° 57' 13" W FOR A DISTANCE OF 257.38 FEET TO THE POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name George T. Roberson and Vickie Hemphill

Grantee's Name Patrick Milam and Tanya Adams

Mailing Address 2201 CHASE DR
HOOVER, AL 35244Mailing Address 1140 Mimosa Road
Leeds, AL 35094Property Address 1140 Mimosa Road
Leeds, AL 35094

Date of Sale March 7, 2025

Total Purchase Price \$339,000.00

or

Actual Value \$ _____

or

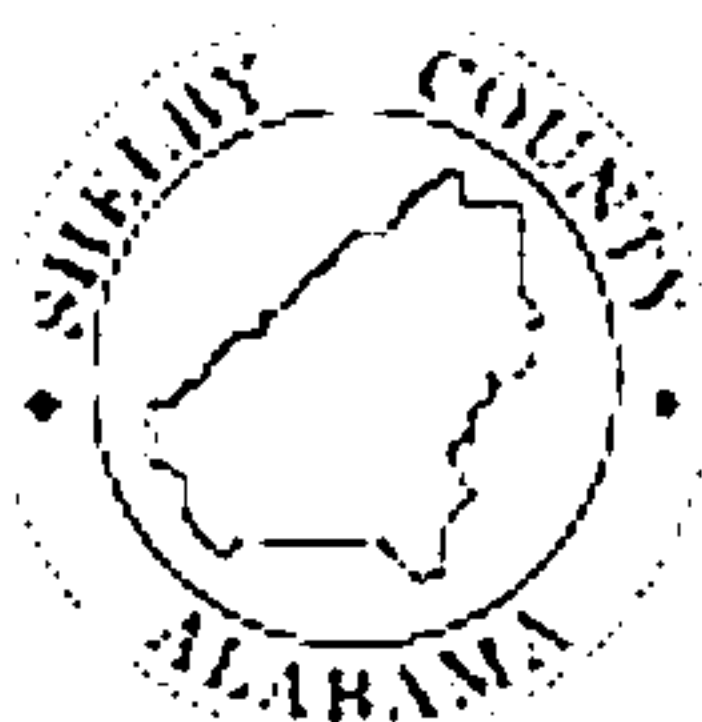
Assessor's Market Value \$ _____

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☐ Appraisal☐ Sales Contract☐ Other: _____☒ Closing StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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: March 7, 2025

Sign _____

Agent



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

03/07/2025 02:39:18 PM

\$51.50 BRITTANI

20250307000069050

Allie S. Bayl