20250317000078950 1/2 $85.00
Shelby Cnty Judge of Probate, AL
03/17/2025 12:55:21 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Sixty Thousand and 00/100 ($60,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Robin S. Sutton**, in hand paid by the GRANTEE(S), **Austin Miskelley and Rachelle Miskelley**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13, according to the Map of First Addition to R.E. Whatley Subdivision of the Town of Maylene, Alabama, as recorded in Map Book 3, Page 120, in the Probate Office of Shelby County, Alabama.

NOTE: $0.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Instrument 20100324000085530.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

Shelby County, AL 03/17/2025
State of Alabama
Deed Tax:$60.00

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TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 6th day of August, 2024.

Robin S. Sutton

Robin S. Sutton

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Robin S. Sutton** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2024.

KATELYN E. KIM NOTARY PUBLIC ALABAMA STATE AT LARGE

Katelyn Kim

NOTARY PUBLIC
My Commission Expires: 12/03/2025

Address of Grantee:
117 Big Oak Dr
Maylene AL 35114

Address of Grantor:
10511 Hwy 17
Maylene AL 35114

Property Address:
10511 Highway 17
Maylene, AL 35114

Real Value: $60,000.00