

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Brandon Robinson and Briana Robinson
2415 Moores Mill Road, UNIT 265
Auburn, AL 36830

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Linda D. Boothe, an unmarried woman** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Brandon Robinson and Briana Robinson, husband and wife** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land containing 44.66 acres, located in the SW 1/4 of the NE 1/4 and a portion of the NW 1/4 of the NE 1/4, Section 10, Township 22 South. Range 4 West, Shelby County, Alabama, described as follows: Commence at an 2" iron pipe being the Southeast corner of the SW 1/4 of the NE 1/4, said point being the point of beginning; thence run South 89 degrees 33 minutes 23 seconds West along to the South boundary of said 1/4-1/4 section 1332.43 feet to an iron pin being the Southwest corner of said 1/4-1/4 section; thence run North 0 degrees 40 minutes 49 seconds West along the West boundary of said 1/4-1/4 section 1172.72 feet to an iron pin; thence run North 69 degrees 57 minutes 35 seconds West 44.81 feet to an iron pin at the intersection of the East right of way of Shelby County Highway No. 54, said point being on the arc of a curve to the left of said right of way, said curve having a radius of 544.44 feet, a central angle of 08 degrees 52 minutes 57 seconds; thence run along the chord of said curve North 15 degrees 50 minutes 50 seconds East a chord distance of 76.42 feet to an iron pin, said point being the Southwest corner of Lot 1, KSP Properties, as the same is recorded in Map Book 60 Page 58 of the Probate Records of Shelby County, Alabama; thence run 64 degrees 33 minutes 36 seconds East along the South boundary of said lot 373.02 feet to an iron pin; thence run North 07 degrees 03 minutes 54 seconds East along the East boundary of said lot 317.09 feet to the Northwest corner; thence run North 85 degrees 25 minutes 39 seconds East 672.43 feet to a point; thence run North 01 degrees 31 minutes 10 seconds West 212.33 feet to an iron pin; thence run North 88 degrees 16 minutes 15 seconds East 127.63 feet to an iron pin; thence run North 89 degrees 02 minutes 34 seconds East 233.17 feet to a 1 1/2" crimp iron pipe at the intersection of the East boundary of the NW 1/4-NE 1/4; thence run South 01 degrees 08 minutes 58 seconds West along the East boundary of said NW 1/4 of the NE 1/4 and the SW 1/4 of the NE 1/4 1679.58 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Clifford F. Boothe died on or about September 12, 2017.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 2 day of June, 2025.

Linda D. Boothe
Linda D. Boothe

STATE OF ALABAMA
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Linda D. Boothe**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 2 day of

June, 2025.

Notary Public

My Commission Expires: 11/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-7840

Grantor's Name Linda D. Boothe
 Mailing Address 1255 Highway 54
Montevallo, AL 35115

Property Address 000 Highway 54
Montevallo, AL 35115

Grantee's Name Brandon Robinson and Briana Robinson
 Mailing Address 2415 Moores Mill Road
UNIT 265
Auburn, AL 36830

Date of Sale June 3, 2025
 Total Purchase Price \$275,000.00
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/13/2025 10:59:35 AM
 \$303.00 BRITTANI
 20250613000182050

Allen S. Bayl

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
 X Sales Contract Other:
 Closing Statement

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 June 3, 2025

 Unattested
(verified by)

Print: Justin Smitherman

Sign

(Grantor/Grantee/Owner/Agent) circle one