

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Robyn Macon

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)



20251006000307930 1/3 \$104.50
Shelby Cnty Judge of Probate, AL
10/06/2025 12:53:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED DOLLARS AND ZERO CENTS (\$200.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robyn Macon, a Married woman, Hailey Tramell, a Married woman, and Kayla June Blythe, a married woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto **Robyn Macon, Hailey Tramell, and Kayla June Blythe** (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, 2025.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or spouse, if any.

The above grantors and grantees constitute all of the heirs at law and next of kin of David Lee Walton, who died intestate on or about the 9th day of April, 2013. The purpose of this deed is to vest title in our individual names.

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of October 2025.

Robyn Macon

Hailey Tramell

Kayla June Blythe

STATE OF ALABAMA)
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robyn Macon, Hailey Tramell, and Kayla June Blythe**, whose names are signed to the foregoing conveyance, and who 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 same bears date.

Given under my hand and official seal this 6 day of October 2025.

Shelby County, AL 10/06/2025
State of Alabama
Deed Tax: \$74.50

Notary Public
My Commission Expires May 11, 2026



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Shelby Cnty Judge of Probate, AL
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Exhibit "A"- Legal Description

ALL OUR UNDIVIDED ONE-HALF INTEREST IN AND TO THE FOLLOWING DESCRIBED LAND, TO-WIT:

Parcel 1:

A lot situated in the Town of Columbiana, Shelby County, Alabama, described as follows:

Commencing at a point where the Northern margin of Lauderdale Avenue intersects the West boundary of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; run thence North along the said West boundary of the said quarter-quarter section 76 feet to the Southwest corner of the Ida Owen lot; run thence East parallel with the North margin of Lauderdale Avenue and along the South boundary of the Ida Owen lot 140 feet to the Southeast corner of the Ida Owen lot as the point of beginning of lot herein conveyed; run thence North parallel with the West boundary of said quarter-quarter section and along the East boundary of the Ida Owen lot 71 feet to the Northeast corner of Ida Owen lot; run thence East parallel with the North margin of Lauderdale Avenue 10 feet to a point; run thence South parallel with the West boundary of said quarter-quarter section and the East boundary of the Ida Owen lot 71 feet; run thence West parallel with the said North margin of Lauderdale Avenue 10 feet to the point of beginning.

Parcel 2:

A lot situated in the Town of Columbiana, Shelby County, Alabama, more particularly described as follows:

Beginning at a point where the Northern margin of Lauderdale Avenue intersects the West boundary of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 26, Township 21 South, Range 1 West; run thence in a Northerly direction along the West boundary of said quarter-quarter section 76 feet to the Southwest corner of the Ida Owen lot; run thence in an Easterly direction along the South boundary of the Ida Owen lot 150 feet to a point; run thence in a Northerly direction parallel to the West boundary of said quarter-quarter section 76 feet to the North margin of Lauderdale Avenue; run thence in a Westerly direction along the North margin of Lauderdale Avenue 150 feet to the point of beginning.

Parcel 3:

A lot situated in the Town of Columbiana, Shelby County, Alabama, more particularly described as follows:

Commencing at a point where the Northern margin of Lauderdale Avenue intersects the West boundary of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West; run thence North along the West boundary of the said NE $\frac{1}{4}$ of NE $\frac{1}{4}$ 76 feet to the Northwest corner of grantees lot and the point of beginning of the lot herein conveyed; run thence East parallel with the North margin of Lauderdale Avenue and along the North boundary of grantees lot 140 feet; run thence North parallel with the West boundary of said quarter-quarter section 71 feet; run thence West parallel with said North margin of Lauderdale Avenue 140 feet to the West boundary of said quarter-quarter section; run thence South along the West boundary of said quarter-quarter section 71 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 Robyn Macon et al
Mailing Address 1077 Country Wood Circle
Pell City, AL 35725

Grantee's Name Robyn Macon et al
Mailing Address 1077 Country Wood Circle
Pell City, AL 35725

Property Address 101 Collins St
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 148,260

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 1/2 = 74,130
☐ Other _____

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 _____

Print Robyn Macon

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one