

Send tax notice to:  
Robert Hugh Lewis & Mary McIlwain Lewis  
1665 Lewis Road  
Chelsea, AL 35043

This Instrument Prepared By:  
Richard W. Theibert, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South  
Ridge Park, Suite 4000  
Birmingham, Alabama 35205

**THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED.**

**WARRANTY DEED**

STATE OF ALABAMA     )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY         )

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Robert Hugh Lewis and Mary McIlwain Lewis, married as husband and wife (hereinafter referred to as "Grantors"), do grant, bargain, sell and convey unto Robert Hugh Lewis and Mary McIlwain Lewis, husband and wife (hereinafter referred to as "Grantees"), as tenants in common with equal rights and interest for the period or term that the Grantees shall both survive, and unto the survivor of the Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" attached hereto and made a part hereof

SOURCE OF TITLE: Inst #2001-30822

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

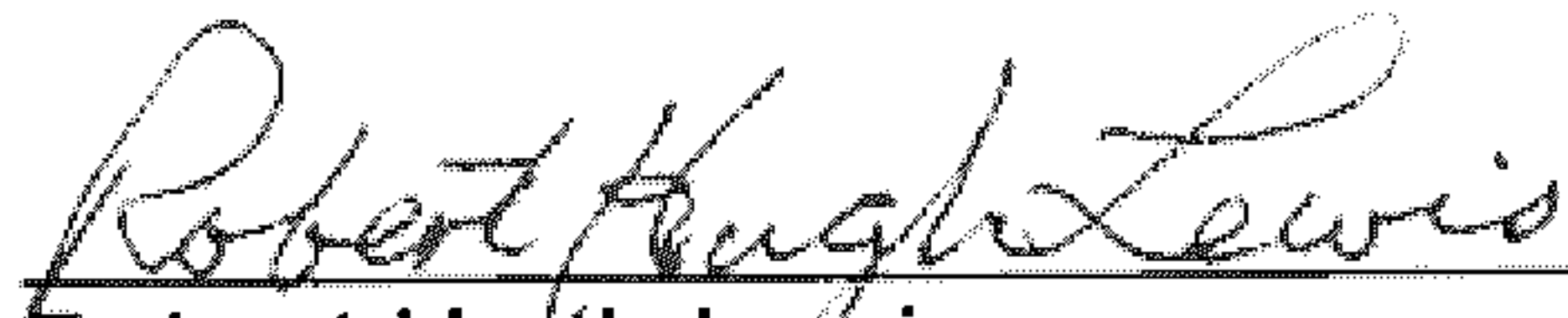
**The purpose of this conveyance is to eliminate the tenants in common ownership between the parties and to create ownership between the parties and survivorship ownership.**

The Grantors and the Grantees, Robert Hugh Lewis and Mary McIlwain Lewis, are one and the same persons.

The above property constitutes the homestead of the Grantors.

No warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed is made by the Grantors other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

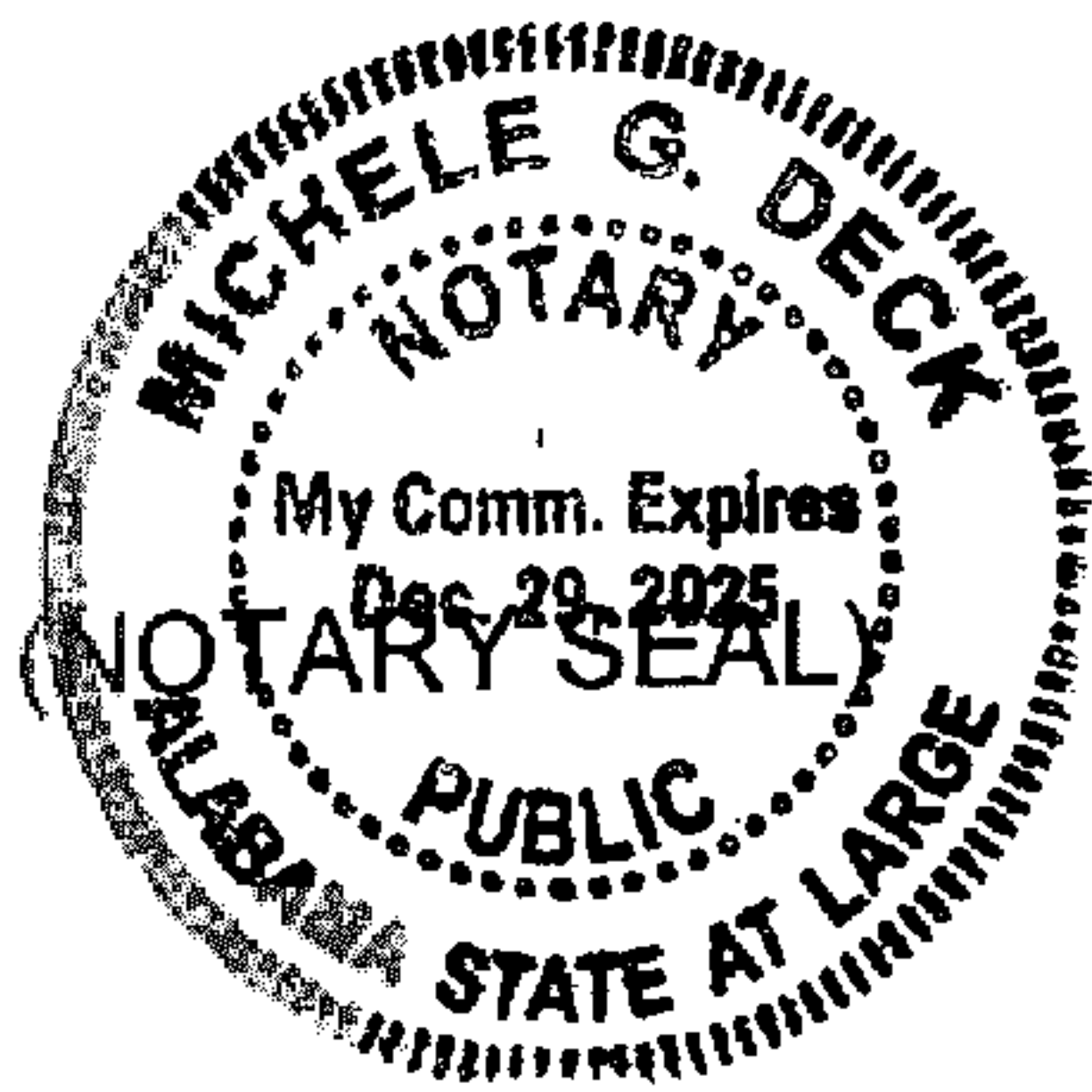
**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals on October 29, 2025.

  
Robert Hugh Lewis

  
Mary McIlwain Lewis

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Robert Hugh Lewis and Mary McIlwain Lewis, husband and wife, 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 the same bears date.

Given under my hand on OCT 29, 2025.



Michele G. Deck  
Notary Public

Michele G. Deck  
Printed Name

My Commission Expires: 12/29/25

# EXHIBIT "A"

A parcel of land containing 9.9 acres, more or less, located in the SE 1/4 of Section 32 and the SW1/4 of Section 33 all in Township 19 South, Range 1 West and the NE 1/4 of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the NE corner of Section 5, Township 20 South, Range 1 West; (The East line of said Section 5 has a relative bearing of N 01 deg. 00 min. 22 sec. E); Thence North a distance of 693.83 feet; Thence West a distance of 437.16 feet to the centerline of a chert drive;

Thence S 46 deg. 01 min. 45 sec. W along said centerline a distance of 118.11 feet; Thence S 57 deg. 39 min. 02 sec. W along said centerline a distance of 458.97 feet; Thence S 47 deg. 35 min. 19 sec. E a distance of 222.30 feet to a point on the Northerly bank of Cha-Rob Lake; Thence along the bank of said lake the following bearings and distances;

N 49 deg. 19 min. 09 sec. E a distance of 75.96 feet;  
 N 85 deg. 58 min. 18 sec. E a distance of 71.18 feet;  
 N 67 deg. 19 min. 10 sec. E a distance of 72.62 feet;  
 N 45 deg. 59 min. 36 sec. E a distance of 122.35 feet;  
 N 30 deg. 21 min. 29 sec. E a distance of 81.12 feet;  
 N 80 deg. 32 min. 16 sec. E a distance of 60.83 feet;  
 S 35 deg. 23 min. 41 sec. E a distance of 46.62 feet;  
 S 26 deg. 00 min. 37 sec. W a distance of 184.71 feet;  
 S 46 deg. 25 min. 37 sec. W a distance of 198.76 feet;  
 S 36 deg. 23 min. 04 sec. W a distance of 47.20 feet;  
 S 14 deg. 28 min. 13 sec. W a distance of 32.02 feet;  
 S 38 deg. 47 min. 04 sec. E a distance of 71.84 feet;  
 S 77 deg. 50 min. 42 sec. E a distance of 66.49 feet;  
 N 70 deg. 36 min. 56 sec. E a distance of 57.25 feet;  
 S 08 deg. 48 min. 24 sec. W a distance of 71.85 feet;  
 S 13 deg. 46 min. 54 sec. E a distance of 54.57 feet;  
 N 70 deg. 31 min. 24 sec. E a distance of 86.98 feet;  
 N 51 deg. 39 min. 16 sec. E a distance of 85.43 feet;  
 N 62 deg. 29 min. 17 sec. E a distance of 108.43 feet;  
 N 82 deg. 03 min. 24 sec. E a distance of 130.25 feet;  
 S 61 deg. 11 min. 21 sec. E a distance of 22.83 feet;  
 S 25 deg. 58 min. 46 sec. E a distance of 19.25 feet to a point that is 27.16 feet West of the point of beginning; Thence East, leaving the bank of said lake, a distance of 27.16 feet to the point of beginning.

Subject to an easement, for the purpose of ingress, egress and utilities, along the Northwesterly line of the above described parcel along the existing chert drive.

LESS AND EXCEPT: Commence at the southeast corner of Section 32, Township 19 south, Range 1 west, Shelby County, Alabama and run thence northerly along the east line of said section 32 a distance of 205.28 to a point; Thence turn 90 degrees 00'00" left and run westerly a distance of 739.53 feet to the point of beginning of the property being described; Thence turn 41 degrees 24'21" right and run northwesterly 210.62 feet to a point in a private chert road; Thence turn 104 degrees 33'55" right and run northeasterly along said road 86.72 feet to a point; Thence turn 2 degrees 17'23" left and continue along said road 135.37 feet to a point; Thence turn 1 degree 56'36" right and continue along said road 145.07 feet to a point; Thence turn 106 degrees 03'23" right and run southeasterly 234.61 feet to a point on the north bank of Charob Lake; Thence turn 55 degrees 53'45" right and run southwesterly along said bank of lake 73.90 feet to a point; Thence turn 34 degrees 34'34" right and continue along said bank of lake 97.51 feet to a point; Thence turn 29 degrees 12'51" right and run northwesterly along said bank of said lake 29.67 feet to a point; Thence turn 42 degrees 02'22" left and continue along said bank of said lake 67.02 feet to the point of beginning, containing 1.61 acres. Subject to existing agreements, easements, restrictions and limitations of record.



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

Grantor's Name Robert H. Lewis  
 Mailing Address 1665 Lewis Road  
Chelsea, AL 35043

Grantee's Name Robert H. & Mary M. Lewis  
 Mailing Address 1665 Lewis Road  
Chelsea, AL 35043

Property Address 1665 Lewis Road  
Chelsea, AL 35043  
Pcl ID 09-9-32-0-001-004.001

Date of Sale 10/29/2025  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 467,712 ONE-HALF

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 \_\_\_\_\_

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 October 29, 2025

Print Robert H. Lewis

Sign

Robert H. Lewis

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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Filed and Recorded  
 Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

12/05/2025 11:42:27 AM

\$502.00 JOANN

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*Alvin S. Bevil*