

20150223000055340 1/4 \$123.00
Shelby Cnty Judge of Probate, AL
02/23/2015 10:01:30 AM FILED/CERT

This instrument was prepared by:
Justin N. Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Josh Smitherman
136 Mulberry Lane
Shelby, AL 35143

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY FIVE THOUSAND (\$295,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, Jim J. Corkill, a single man, and Jeff Jay Corkill, a single man (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, Grey Gables, LLC, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate as is, lying and being in the County of Shelby, State of Alabama, to-wit:

PARCEL "A":

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTHERLY ALONG THE WEST LINE OF SAID QUARTER-QUARTER A DISTANCE OF 430.54 FEET TO THE POINT OF BEGINNING OF THE PROPERTY, PARCEL "A" BEING DESCRIBED; THENCE 91 DEGREES 33 MINUTES 30 SECONDS RIGHT AND RUN WESTERLY 149.47 FEET TO A POINT, THENCE 91 DEGREES 33 MINUTES 30 SECONDS LEFT AND RUN SOUTHERLY 113.30 FEET TO A POINT ON THE NORTH MARGIN OF OVERLAND ROAD; THENCE 87 DEGREES 38 MINUTES 30 SECONDS LEFT AND RUN EASTERLY ALONG THE NORTH MARGIN OF OVERLAND ROAD A DISTANCE OF 175.00 FEET TO A POINT; THENCE 91 DEGREES 05 MINUTES 00 SECONDS LEFT AND RUN NORTHERLY A DISTANCE OF 115.03 FEET TO A POINT; THENCE 90 DEGREES 00 MINUTES 00 SECONDS LEFT AND RUN WESTERLY A DISTANCE OF 28.0 FEET TO A POINT; THENCE 88 DEGREES 43 MINUTES 30 SECONDS RIGHT AND RUN NORTHERLY A DISTANCE OF 0.81 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.

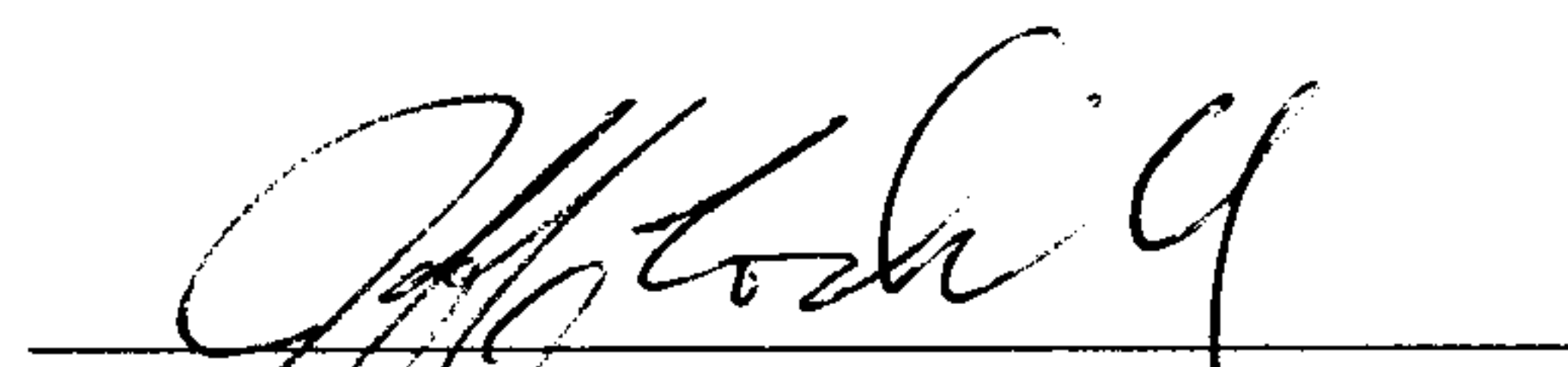
Shelby County, AL 02/23/2015
State of Alabama
Deed Tax: \$100.00

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 GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are 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 GRANTORS will, and GRANTORS' 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.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th day of February, 2015.


Jim J. Corkill



Jeff Jay Corkill

STATE OF GEORGIA
WINNETT COUNTY

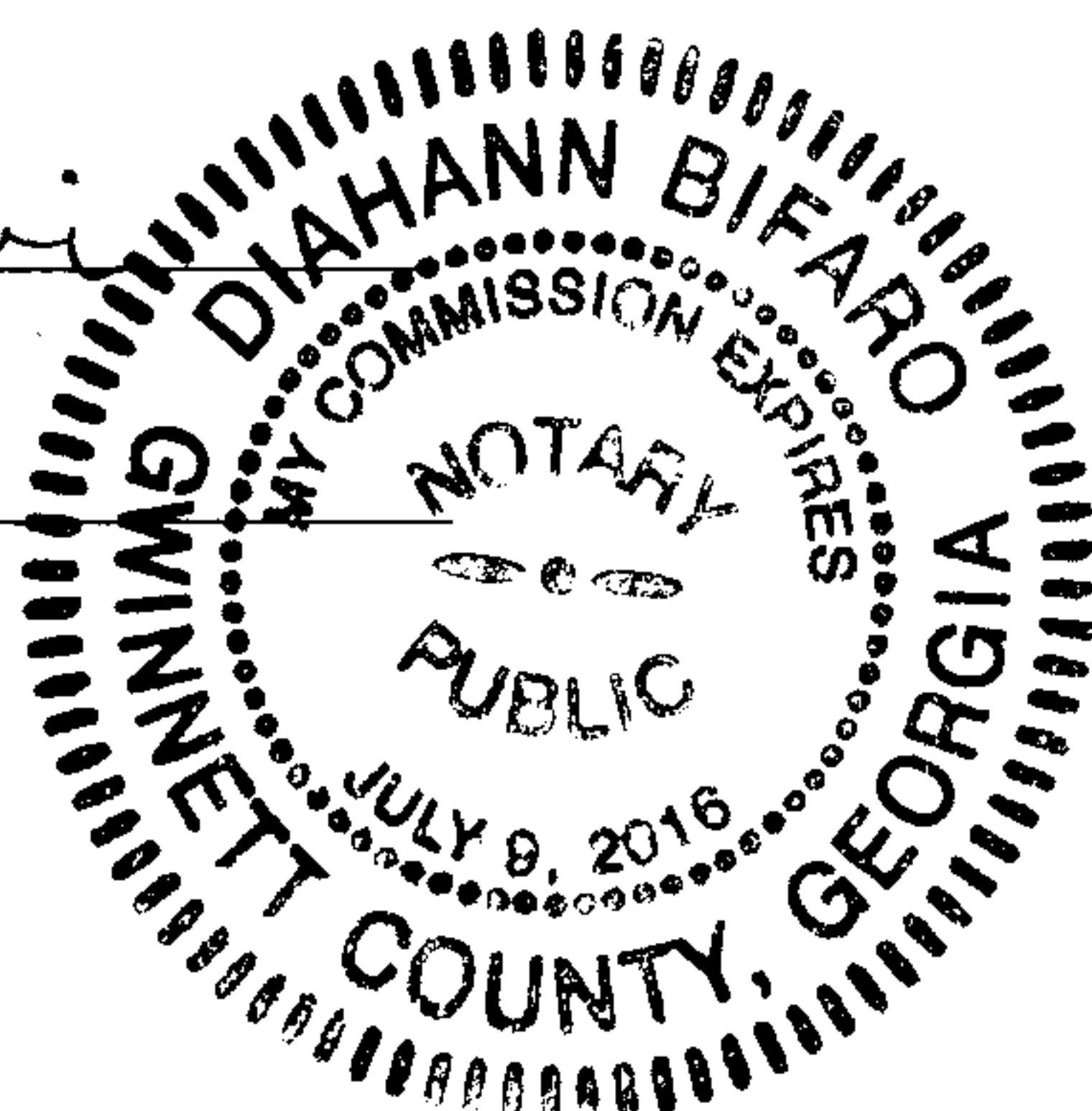
SS:


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeff Jay Corkill, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of FEBRUARY, 2015.


Notary Public

My Commission Expires:




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20150223000055340 3/4 \$123.00
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STATE OF ALABAMA


SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jim J. Corkill, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of February, 2015.



Notary Public
My Commission Expires: 1/16/17

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 16, 2017

Real Estate Sales Validation Form

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

Grantor's Name Jim J. Corkill & Jeff Jay Corkill
Mailing Address 3479 Mountainwood Drive SE
Birmingham, AL 35244

Grantee's Name Grey Gables, LLC
Mailing Address 136 Mulberry Lane
Shelby, AL 35143

Property Address 325 & 345 Overland Road
Montevallo, AL 35115

Date of Sale 02/09/2015

Total Purchase Price \$ 295,000.00

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other _____



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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 2/9/15

Print Justin Smith

Unattested

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1