

STATE OF ALABAMA)
COUNTY OF SHELBY)

20160119000019070 1/3 \$632.00
Shelby Cnty Judge of Probate, AL
01/19/2016 02:03:38 PM FILED/CERT

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TEN DOLLARS, to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, M. Brian Gordon, Sr. and M. Brian Gordon, Jr. both married people (GRANTORS) whose address is P.O. BOX 392, Columbiana, AL 35051 do grant, bargain, sell and convey unto Kenneth H. Polk (GRANTEE) whose address is 2000 Morris Avenue, Suite 1300, Birmingham, AL 35203 the following described real estate situated in Shelby County, Alabama to-wit:

Commencing at a 1 1/2" open pipe, accepted as being the SW corner of the NE 1/4 of Section 26, Township 18 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence N 46° 45' 31" E., a distance of 3731.54 feet to a 1" solid iron, accepted as being the NE 1/4 corner of said 1/4 Section; thence N 88° 20' 45" W, a distance of 2699.68 feet to a Pine Knot painted Blue in a Rock Pile accepted as being NE corner of the NE 1/4 Section; thence S 0° 23' 56" W, a distance of 1130.88 feet to a 5/8" rebar capped rebar stamped CA-53; thence S 0° 27' 14" W, a distance of 1503.50 feet to the point of beginning. [PART OF GORDON TRACT #15]
The property conveyed is vacant and therefore has no mailing address

SUBJECT TO:
Ad valorem taxes due October 1, 2016 and thereafter. Which Grantor and Grantee will cooperate to make payment in keeping with ownership.
Mineral and mining rights not owned by Grantors.

The property conveyed does not constitute any part of the homestead of any of the Grantors, nor their respective spouses. M. BRIAN GORDON, SR., M. BRIAN GORDON and MATTHEW BRIAN GORDON are all the same person.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTORS have caused this conveyance to be executed this the 15TH day of January, 2015.

M. Brian Gordon, Sr.
M. BRIAN GORDON, SR.

M. Brian Gordon Jr.
M. BRIAN GORDON, JR.

Janice O. Gordon
JANICE O. GORDON, HIS ATTORNEY
IN FACT

Shelby County, AL 01/19/2016
State of Alabama
Deed Tax: \$612.00

STATE OF ALABAMA
JEFFERSON COUNTY
I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that M. Brian Gordon, Jr. 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 15th day of January, 2016.

[Signature]
Notary Public
Commission Expires: 11/09/18

STATE OF ALABAMA
JEFFERSON COUNTY
I, GENE W. GRAY, JR., a Notary Public in and for said County in said State, hereby certify that Janice O. Gordon whose name as Attorney in Fact for M. Brian Gordon, Sr. under that certain Power of Attorney recorded on March 25, 2015 in INST# 20150325000093720 in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance and is known to me, acknowledged before me on this day

that, being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, executed the same voluntarily for and as the act of M. Brian Gordon, Sr. on the day the same bears date.

Given under my hand and official seal this 15th day of January, 2016.

Notary Public
Commission Expires: 11/09/18

THIS INSTRUMENT PREPARED BY:
GENE W. GRAY, JR., P.C.
2100 SOUTHBRIDGE PKWY, #338
BIRMINGHAM, ALABAMA 35209
205-879-3400

SEND TAX NOTICE TO:
Kenneth H. Polk
2000 Morris Avenue, Suite 1300
Birmingham, AL 35203



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Real Estate Sales Validation Form

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

Grantor's Name M. Brian Gordon
Mailing Address P.O. Box 392
Columbiana, AL 35051

Grantee's Name Kenneth H. Polk
Mailing Address 2000 Morris Avenue #1300
Birmingham, AL 35203

Property Address VACANT LAND

Date of Sale 01/15/16
Total Purchase Price \$ 612,000.00
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

If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 01/15/16

Print Gene W. Gray, Jr.

Unattested

Sign

(verified by)

(Signature) (Agent) circle one

Form RT-1



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