

This instrument prepared by:
Patrick F. Smith
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Christopher S. Gaskill and Lisa B. Gaskill
120 Kentwood Drive
Alabaster, AL 35007

WARRANTY DEED

20161201000439030

12/01/2016 01:39:42 PM

DEEDS 1/2

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Hundred Ninety-Five Thousand And No/100 Dollars (\$195,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Steven F. McDowell, Jr. and April D. McDowell, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Christopher S. Gaskill and Lisa B. Gaskill (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 4, according to the map and survey of Kentwood, Fourth Addition, as recorded in Map Book 20, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama.

LESS AND EXCEPT a part of Lot 4, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, run in a Northwesterly direction along the West line of said Lot 4, for a distance of 236.88 feet to an existing cross cut in a concrete drive being the Northwest corner of said Lot 4 and being the most Northerly corner of Lot 3 of said subdivision; thence, turn an angle to the right of 160° 18' 35" and run in a Southeasterly direction for a distance of 68.81 feet to an existing iron rebar set by Laurance D Weygand; thence turn an angle to the right of 27° 21' 47", and run in a Southerly direction for a distance of 173.65. feet, more or less to the point of beginning.

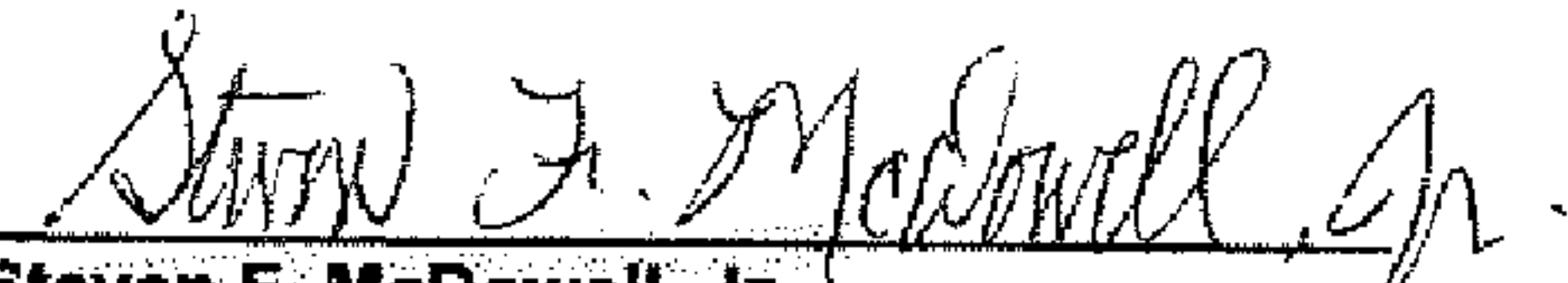
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

One Hundred Sixty-Five Thousand Seven Hundred Fifty And No/100 Dollars (\$165,750.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on ~~October~~ November 7, 2016.


Steven F. McDowell, Jr.


April D. McDowell

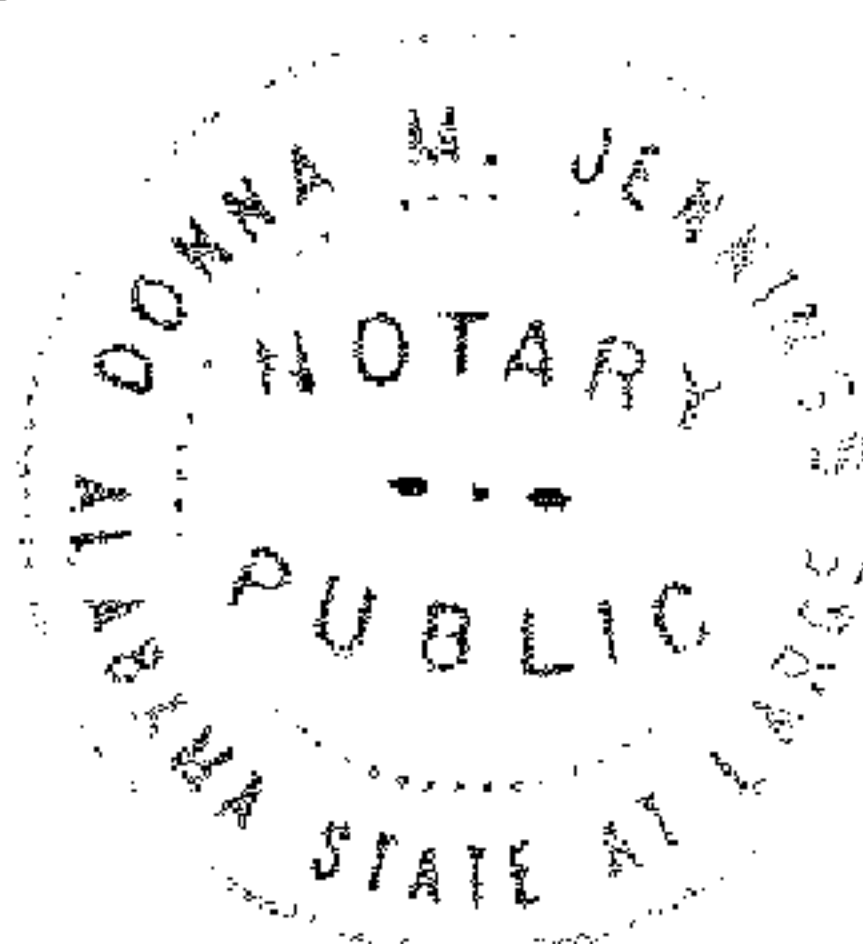
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Steven F. McDowell and April D. McDowell 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 and official seal on 7th day of November, 2016.

Notary Public

My commission expires: 1/30/2019



20161201000439030 12/01/2016 01:39:42 PM DEEDS 2/2

Grantor's Name	Steven F. McDowell, Jr.	Grantee's Name	Christopher S. Gaskill and Lisa B. Gaskill
Mailing Address	120 Kentwood Drive Alabaster, AL 35007	Mailing Address	120 Kentwood Drive Alabaster, AL 35007
Property Address	120 Kentwood Drive Alabaster, AL 35007	Date of Sale	October 7, 2016
		Total Purchase Price	\$195,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	Other: _____
<input type="checkbox"/> 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 - Steven F. McDowell, Jr., 120 Kentwood Drive, Alabaster, AL 35007.

Grantee's name and mailing address - Christopher S. Gaskill and Lisa B. Gaskill, 120 Kentwood Drive, Alabaster, AL 35007.

Property address - 120 Kentwood Drive, Alabaster, AL 35007

Date of Sale - October 7, 2016.

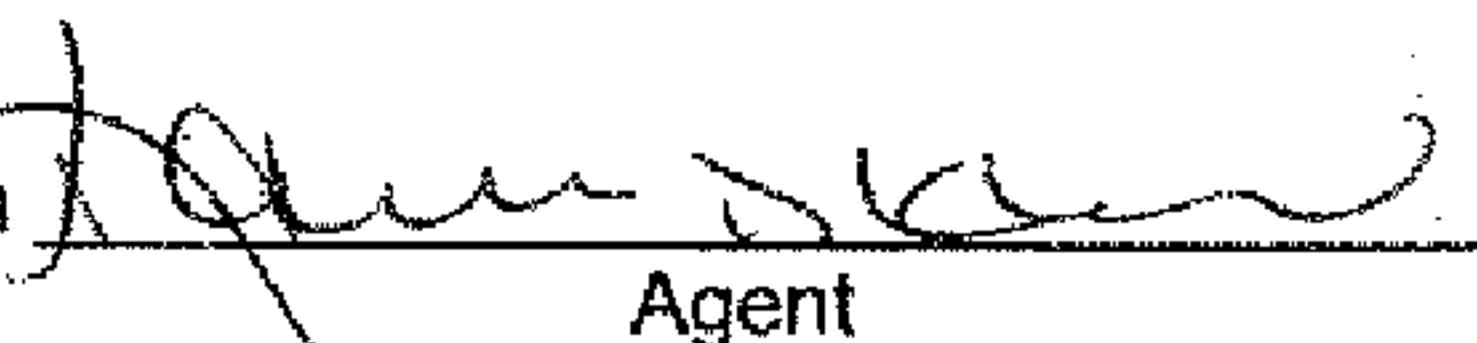
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

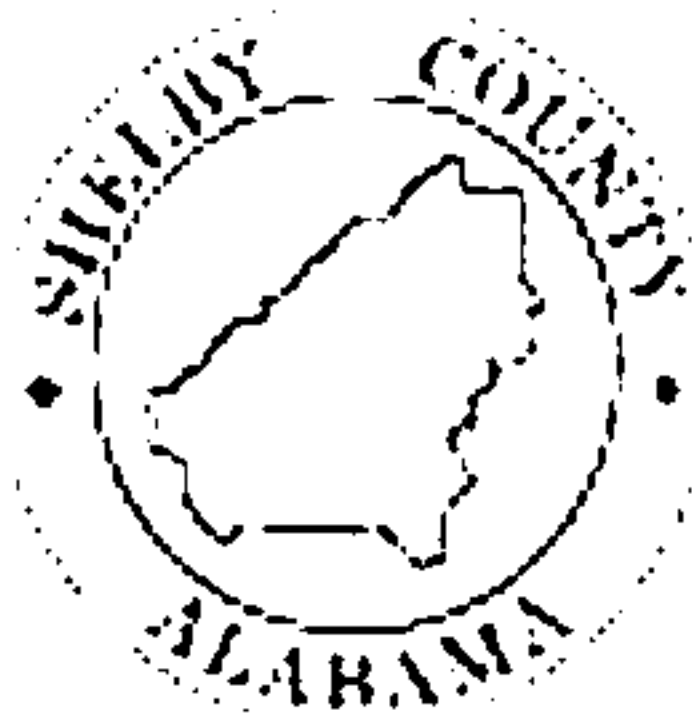
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 7, 2016

Sign 
Agent



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/01/2016 01:39:42 PM
\$47.50 CHERRY
20161201000439030

