



20170126000031880 1/3 \$601.00
Shelby Cnty Judge of Probate, AL
01/26/2017 01:17:58 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
C. Robert and Beverly L. Gackenbach
Trustees of the Gackenbach Living Trust
1024 Danberry Lane
Birmingham, AL 35242

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and 00/100 (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **C. Robert Gackenbach and wife, Beverly L. Gackenbach**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **C. Robert Gackenbach and Beverly L. Gackenbach as Trustees of the Gackenbach Living Trust dated August 24, 2011** (hereinafter referred to as GRANTEES), their successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 21B, according to The Cottages of Danberry Resurvey No. 3, as recorded in Map Book 41, Page 80, in the Probate Office of Shelby County, Alabama.

Subject To:

1. Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. All mineral and mining rights not owned by Grantor.
3. All applicable zoning ordinances.
4. The easements, restrictions, reservations, covenants, agreements and all other terms and provisions of The Cottages of Danberry Declaration of Covenants, Conditions and Restrictions dated February 6, 2009 and recorded as Instrument No. 20090206000039480 and corrected in Instrument No. 20090417000141180, in the Probate Office of Shelby County, Alabama, as amended, (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration"), including, without limitation, the provisions of the Declaration which establish an Age Restriction Policy requiring at least one (1) person that is fifty-five (55) years of age or older reside on the Property, along with By-laws thereto recorded in Instrument No. 20050203000055560, in said Probate Office.
5. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and all other matters of record.

Shelby County, AL 01/26/2017
State of Alabama
Deed Tax: \$579.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

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 GRANTEES, their successors and assigns, in fee simple, forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 5th day of January, 2017.


C. Robert Gackenbach


Beverly L. Gackenbach

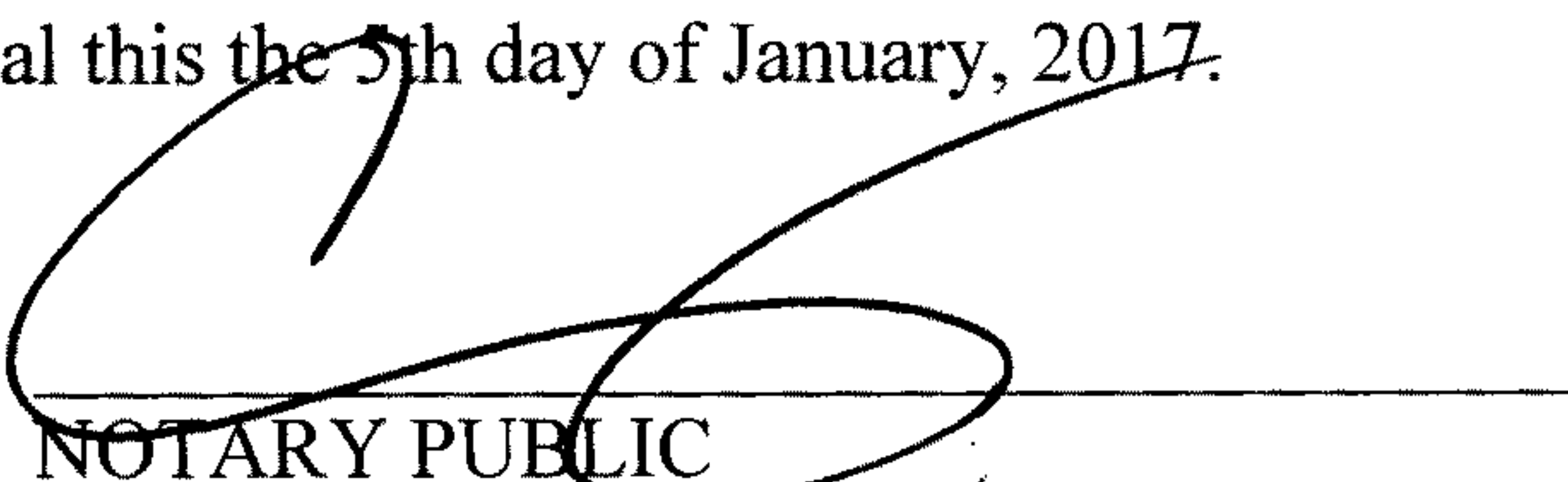
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that C. Robert Gackenbach and Beverly L. Gackenbach, whose names as Trustees of the Trust Agreement of the Gackenbach Living Trust dated August 24, 2011, are signed to the foregoing document, and who are known to me, acknowledged before me on this day that, being informed of the contents of said document, they, acting in their capacity as such Trustees and with full authority, executed the same voluntarily for and as the act of the Trust Agreement of the GACKENBACH LIVING TRUST dated August 24, 2011.

Given under my hand and official seal this the 5th day of January, 2017.

[AFFIX SEAL]




NOTARY PUBLIC
My commission expires: 6/2/2019


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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	C. Robert Gackebach and Beverly L. Gackebach	Grantee's Name	C. Robert Gackebach and Beverly L. Gackebach as Trustees of the Gackebach Living Trust dated August 24, 2011
Mailing Address	1024 Danberry Lane Birmingham, AL 35242	Mailing Address	1024 Danberry Lane Birmingham, AL 35242
Property Address	1024 Danberry Lane Birmingham, AL 35242	Date of Sale	January 5, 2017

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Total Purchase Price \$ _____
or
Actual Value \$ 579,000.00
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 type="checkbox"/> Sales Contract | <input type="checkbox"/> Other - Tax assessor's market value |
| <input type="checkbox"/> Closing Statement | <input checked="" type="checkbox"/> Deed - Instrument No. 20161020000386020 |

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 _____

Unattested Sign _____
(verified by)

C. Robert Gackebach and Beverly L. Gackebach
Print _____

C. Robert Gackebach
Beverly L. Gackebach
(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW