

THIS INSTRUMENT PREPARED BY:
Glenn E. Estess, Jr., Esq.
Wallace, Jordan, Ratliff & Brandt, L.L.C.
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Gilbert Family Partnership, Ltd.
5410 Saddlecreek Lane
Birmingham, Alabama 35242

Source of Title: Inst # 20170104000002900
Parcel ID Number: 03-5-21-0-000-005.001

GENERAL WARRANTY DEED

STATE OF ALABAMA)

TITLE NOT EXAMINED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten Dollars (\$10) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof being hereby acknowledged, ROY W. GILBERT, JR. (herein referred to as the "Grantor"), a married man, with a current address of 5410 Saddlecreek Lane, Birmingham, Alabama 35242, does grant, bargain, sell and convey unto ROY W. GILBERT, JR. and JUDITH L. GILBERT, a married couple, with a current address of 5410 Saddlecreek Lane, Birmingham, Alabama 35242 (herein referred to as the "Grantees"), the following described real estate situated in Shelby County, Alabama, to-wit:

A Parcel of Land situated in the Southeast quarter of the Southeast quarter of Section 21, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron found locally accepted to be the Southeast corner of said Quarter Quarter Section; thence run North 01° 31' 32" East along the East line of said Quarter Quarter Section for a distance of 97.91 feet to an iron pin found; thence run North 77° 45' 35" West for a distance of 104.02 feet to an iron pin found; thence run North 39° 37' 23" West for a distance of 121.41 feet to an iron pin found at the Point of Beginning; thence run North 39° 37' 24" West for a distance of 187.20 feet to an iron pin found; thence run North 38° 34' 14" West for a distance of 689.39 feet to an iron pin found; thence run North 43° 03' 53" East for a distance of 10.00 feet to an iron pin found on the South Right-of-Way line of Legacy Drive as recorded in Map Book 26 on Page 79 A-C in the Office of the

Judge of Probate, Shelby County, Alabama also being on a curve to the left having a central angle of 26° 48' 03", a radius of 408.30 feet, and a chord bearing of South 60° 20' 08" East; thence run in a Southeasterly direction along the arc of said curve and also along said Right-of-Way for a distance of 190.99 feet to a point; thence run South 18° 53' 55" East for a distance of 162.98 feet to a point; thence run South 38° 39' 41" East for a distance of 548.37 feet to a point; thence run South 50° 22' 36" West for a distance of 22.64 feet to the Point of Beginning. Said Parcel containing 28314.4 square feet more or less.

Less and Except:

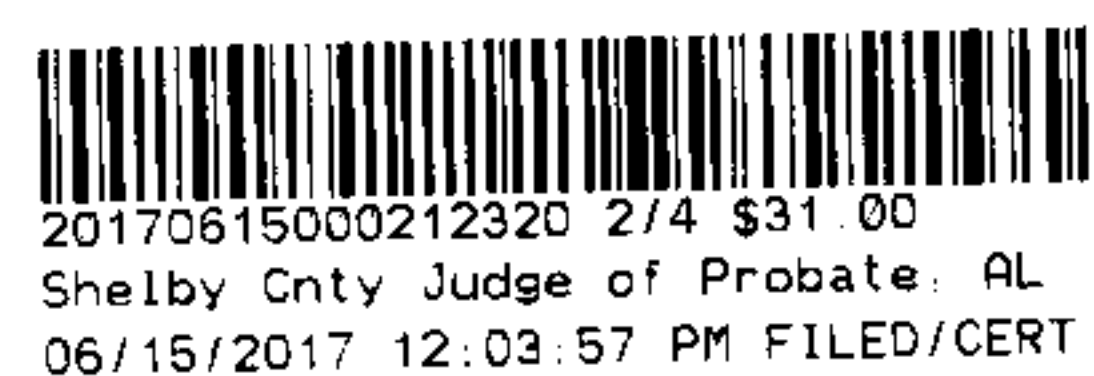
A Parcel of Land situated in the Southeast quarter of the Southeast quarter of Section 21, Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped iron found locally accepted to be the Southeast corner of said Quarter Quarter Section; thence run North 01° 31' 32" East along the East line of said Quarter Quarter Section for a distance of 97.91 feet to an iron pin found; thence run North 77° 45' 35" West for a distance of 104.02 feet to an iron pin found; thence run North 39° 37' 23" West for a distance of 121.41 feet to an iron pin found at the Point of Beginning; thence run North 39° 37' 23" West for a distance of 187.20 feet to an iron pin found; thence run North 38° 34' 14" West for a distance of 365.38 feet to an iron pin set with SSI cap; thence run North 18° 53' 55" West for a distance of 187.05 feet to an iron pin set with SSI cap on the South Right-of-Way line of Legacy Drive as recorded in Map Book 26 on Page 79 A-C in the Office of the Judge of Probate, Shelby County, Alabama also being on a curve to the left having a central angle of 06° 57' 05", a radius of 408.30 feet, and a chord bearing of South 72° 47' 47" East; thence run in a Southeasterly direction along the arc of said curve and also along said Right-of-Way for a distance of 49.54 feet to an iron pin set with SSI cap; thence run South 18° 53' 55" East for a distance of 162.98 feet to a point; thence run South 38° 39' 41" East for a distance of 548.37 feet to a point; thence run South 50° 22' 36" West for a distance of 22.64 feet to the Point of Beginning. Said Parcel containing 18160.2 square feet more or less.

Subject to ad valorem taxes due October, 2017, not yet a lien.

Subject to all easements, encumbrances, restrictions and rights of way of record.

The above property does not constitute the homestead of the Grantor.



TO HAVE AND TO HOLD, to the said Grantees, their successors and assigns, forever.

And I do for myself and for my heirs, personal representatives, successors and assigns covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, personal representatives, successors and assigns shall warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this the ____ day of 6/9/17, 2017.



ROY W. GILBERT, JR.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ROY W. GILBERT, JR., whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 9th day of June, 2017.

[SEAL]



Notary Public

My Commission Expires MY COMMISSION EXPIRES SEPTEMBER 9, 2017


20170615000212320 3/4 \$31.00
Shelby Cnty Judge of Probate, AL
06/15/2017 12:03:57 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ry W Gilbert, Jr
Mailing Address 5410 Saddlecreek Ln
Bham 35242

Grantee's Name Ry W Gilbert, Jr and Judy H
Mailing Address 5410 Saddlecreek Ln
Bham al 35242

Property Address NA

Date of Sale 6/9/17
Total Purchase Price \$
or
Actual Value \$ \$7,000
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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 - 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 6-15-17

Print Alan Haward

Unattested

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20170615000212320 4/4 \$31.00
Shelby Cnty Judge of Probate, AL
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