

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)


20171221000456070 1/4 \$274.00
Shelby Cnty Judge of Probate, AL
12/21/2017 03:43:28 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00)** and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, **H. Scott Gaskins and spouse, Polly M. Gaskins** (herein referred to as "**Grantors**") do grant, bargain, sell and convey unto **Joseph D. Martin and spouse, Nancy E. Martin** (herein referred to as "**Grantees**") as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 1, Liberty Shores Subdivision, as recorded in Plat Book 43, Page 8, in the Office of the Judge of Probate of Shelby County, Alabama. Parcel ID No. 06-4-20-0-000-008.000.

SUBJECT TO AND EXCEPT FOR:

1. All taxes for the year 2018 and subsequent years, not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
3. Less and except any part of the subject property lying within the right of way line of a public road.
4. Easements, notes, setback lines, rights of way, restrictions, reservations, stipulations, limitations, covenants, conditions and matters of survey as

shown on the recorded map or plat of Liberty Shores Subdivision, as recorded in Map Book 43, Page 8.

5. Restrictive Covenants as recorded in Volume 20120614000209410 in the Office of Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all improvements thereon and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of grantors in and to any and all roads, alleys and ways bounding said property.

TO HAVE AND TO HOLD unto the Grantees as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

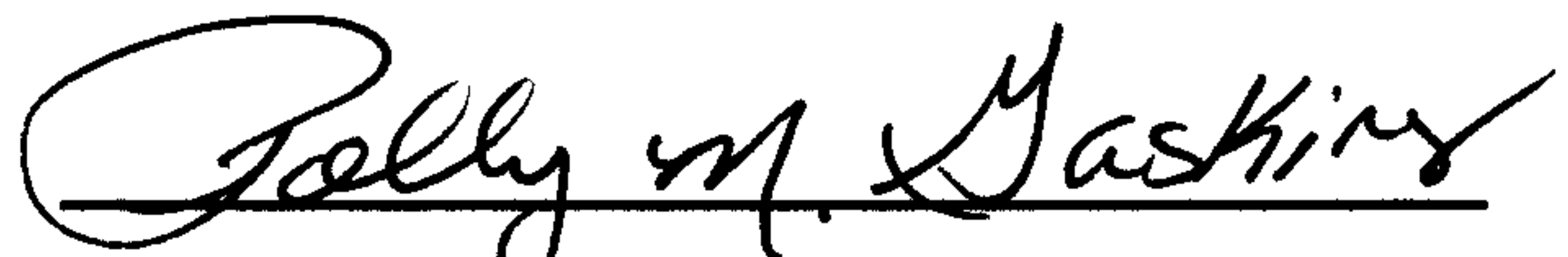
IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of December, 2017.


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GRANTORS:



H. SCOTT GASKINS



POLLY M. GASKINS

STATE OF ALABAMA)
COUNTY OF SHELBY)

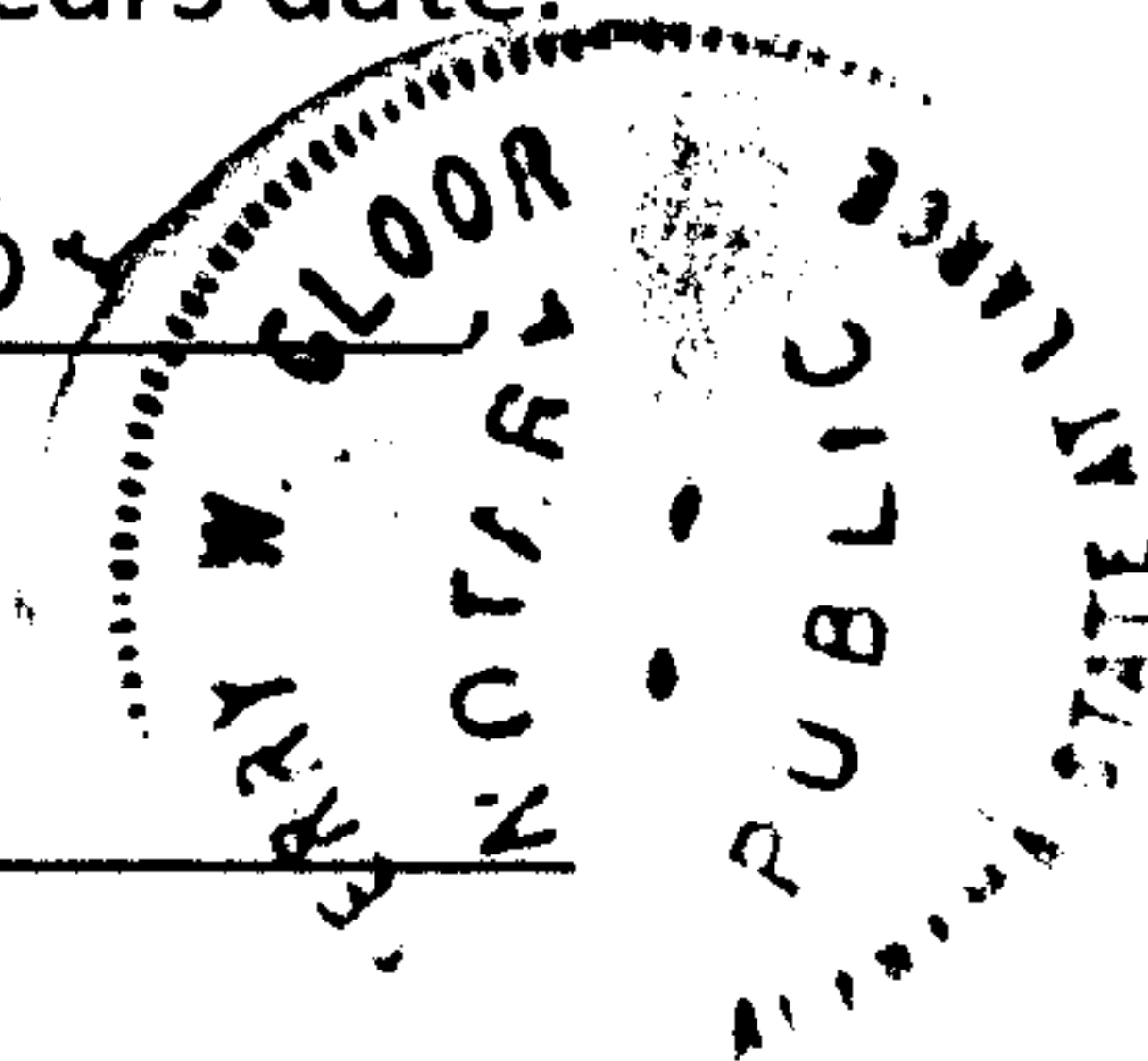
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **H. SCOTT GASKINS and spouse, POLLY M. GASKINS**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of December 2017.

Terry W. Gloor

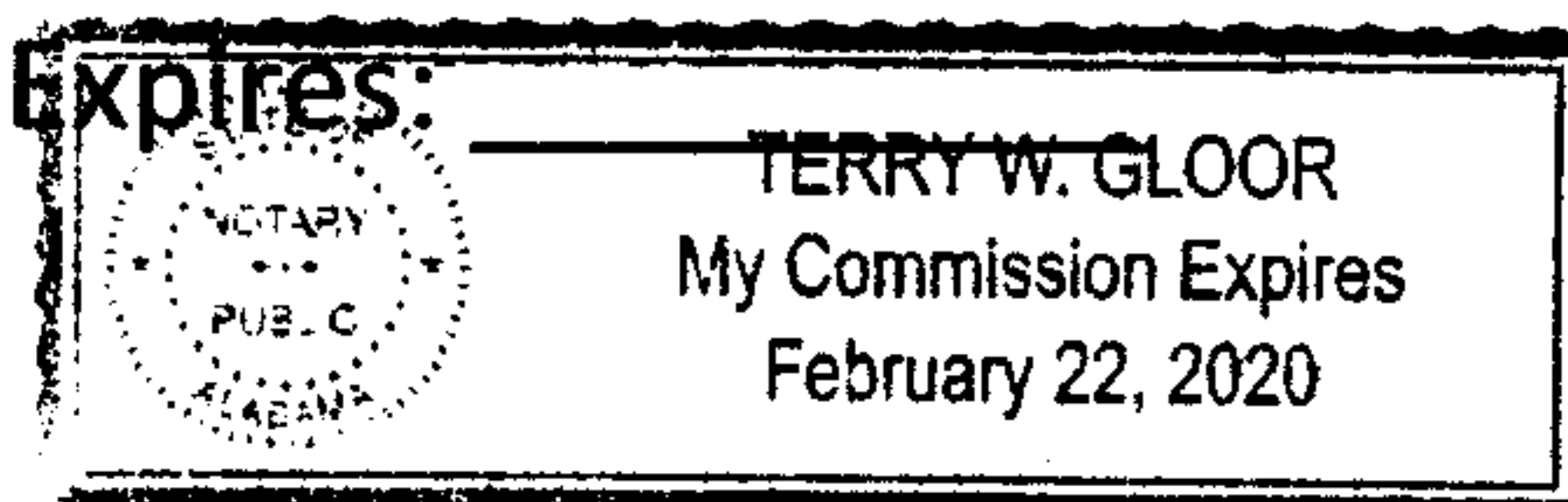
Notary Public

My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Terry W. Gloor, Esquire
100 Williamsburg Office Park
Suite 100
Birmingham, AL 35216
(205) 822-1223



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SEND TAX NOTICE TO:

Mr. and Mrs. Joseph D. Martin

3728 Dunbarton Drive
Birmingham AL 35223

Real Estate Sales Validation Form

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

Grantor's Name H. Scott and Polly M. Gaskins
Mailing Address 2066 Baneberry Drive
Birmingham, AL 35244

Grantee's Name Joseph D. and Nancy E. Martin
Mailing Address 3728 Dunbarton Drive
Birmingham, AL 35223

Property Address Lot 1, Liberty Shores
Shelby County, AL
Vincent, AL 35178

Date of Sale December 20, 2017
Total Purchase Price \$ 250,000.00
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 12/20/2017

Print H. SCOTT GASKINS

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one

Form RT-1