

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27166

Send Tax Notice To: Greg Wolf

AL

5528 Northridge Cir
Hoover AL 35244

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Molly Franklin Gamble, as Trustee of the Molly Franklin Gamble Revocable Trust dated May 22, 2013**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Greg Wolf**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2021 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$_____ of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of August, 2021.

MOLLY FRANKLIN GAMBLE, AS TRUSTEE OF
THE MOLLY FRANKLIN GAMBLE REVOCABLE
TRUST DATED MAY 22, 2013

Molly Franklin Gamble
By Molly Franklin Gamble
Trustee



20210826000417350 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/26/2021 04:01:43 PM FILED/CERT

State of Alabama

County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Molly Franklin Gamble, as Trustee of the Molly Franklin Gamble Revocable Trust dated May 22, 2013, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of August, 2021.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

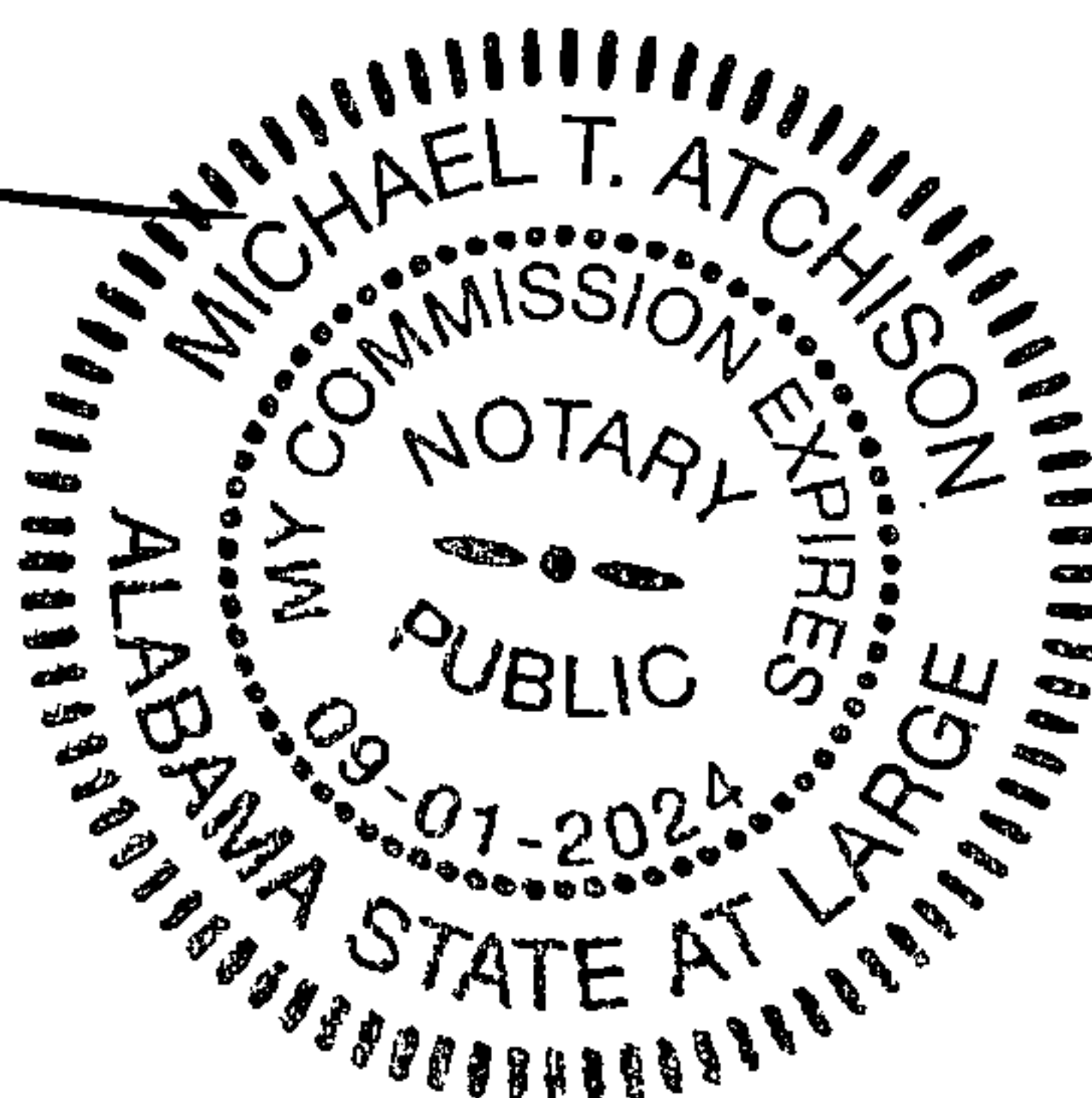


EXHIBIT "A"
LEGAL DESCRIPTION



20210826000417350 2/3 \$29.00
Shelby Cnty Judge of Probate, AL
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PARCEL 3

Commence at the NW Corner of the NE 1/4 of the NW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama; thence S02°01'47"E, a distance of 702.53'; thence S75°11'23"E, a distance of 248.00'; thence N40°57'17"E, a distance of 119.91' to the POINT OF BEGINNING; thence N23°00'00"E, a distance of 25.42'; thence N39°46'03"E, a distance of 171.23'; thence S40°52'47"E, a distance of 82.51'; thence S02°11'34"E, a distance of 136.22' to a point on the Northwesternly R.O.W. line of Helena Road; thence S44°23'31"W and along said R.O.W. line, a distance of 19.73' to a curve to the left, having a radius of 646.64, a central angle of 01°36'53", and subtended by a chord which bears S46°46'37"W, and a chord distance of 18.22'; thence along the arc of said curve and said R.O.W. line, a distance of 18.22'; thence N65°11'34"W and leaving said R.O.W. line, a distance of 167.00' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Molly Franklin Gamble, as Trustee of
the Molly Franklin Gamble
Revocable Trust dated May 22, 2013

Mailing Address 3 Berkeley Circle
Prima, AL 36701

Property Address 0 Helena Road
Helena, AL 35080

Grantee's Name Greg Wolf

Mailing Address 5528 Northridge Cir
Hoover AL 35244

Date of Sale August 19, 2021
Total Purchase Price \$55,000.00

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 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 of 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 August 17, 2021

Print Molly Franklin Gamble, as Trustee of the Molly
Franklin Gamble Revocable Trust dated May 22,
2013

Sign Molly Franklin Gamble

Unattested



20210826000417350 3/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/26/2021 04:01:43 PM FILED/CERT

Form RT-1