

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Dale Gamble  
P.O. Box 396  
Pelham AL 35124

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **ONE HUNDRED TWENTY SEVEN THOUSAND AND NO/100 (\$127,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **SCARLETT HARRISON, AS TRUSTEE OF THE MARY KAY VERNON IRREVOCABLE TRUST DATED NOVEMBER 3, 2010**, an Alabama irrevocable trust, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **DALE GAMBLE**, (herein referred to as "Grantee"), Grantee's heirs and assigns, all of the Grantor's interest in the following-described Real Estate situated in, **BIBB COUNTY AND SHELBY COUNTY, ALABAMA**, to wit:

The South ½ of the Southeast ¼, North of the public road and that part of the Northwest ¼ of the Southeast ¼, South and West of the creek which serves as the property line with the Boothe property, Section 11, Township 24 North, Range 11 East; Bibb County, Alabama.

And

Also that part of the Southwest ¼ of the Southwest ¼ less 8 acres in the Northeast corner lying North of the public road in Section 12, Township 24 North, Range 11 East; Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2012 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record
7. Terms and conditions of that certain Lease creating Leasehold Estate insured herein and any amendments and modifications thereto, by and between Kay Vernon and Pitts Landman

Recorded In RPB BK 271 PG 692, 09/07/2012 08:16:31 AM Deed Tax 15.50, Recording Fee 12.50, TOTAL 28.00  
Jerry C. Pow, Probate Judge, Bibb County, Alabama

Services, Inc., as evidenced by that certain Oil, Gas, and Mineral Lease recorded in Inst. #20070129000041640 and Inst. #20070129000041650, in the Probate Office. Said Lease having been assigned to Energen Resources Corporation by Inst. # 20081002000388470, in the Probate Office of Shelby County, Alabama.

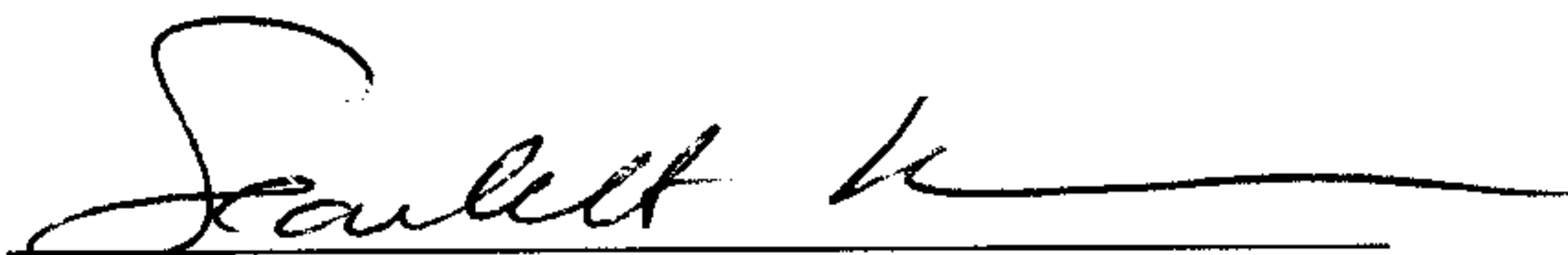
8. Terms and conditions of that certain Lease creating Leasehold Estate insured herein and any amendments and modifications thereto, by and between Kay Vernon and Pitts Landman Services, Inc., as evidenced by that certain, Oil, Gas, and Mineral Lease recorded in RPB 183, Page 464, in the Probate Office of Bibb County, Alabama.

**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 Grantee, Grantee's heirs and assigns forever.

**AND SAID GRANTOR**, for said GRANTOR, GRANTOR's heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR's heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of August 30, 2012.

**GRANTOR:**

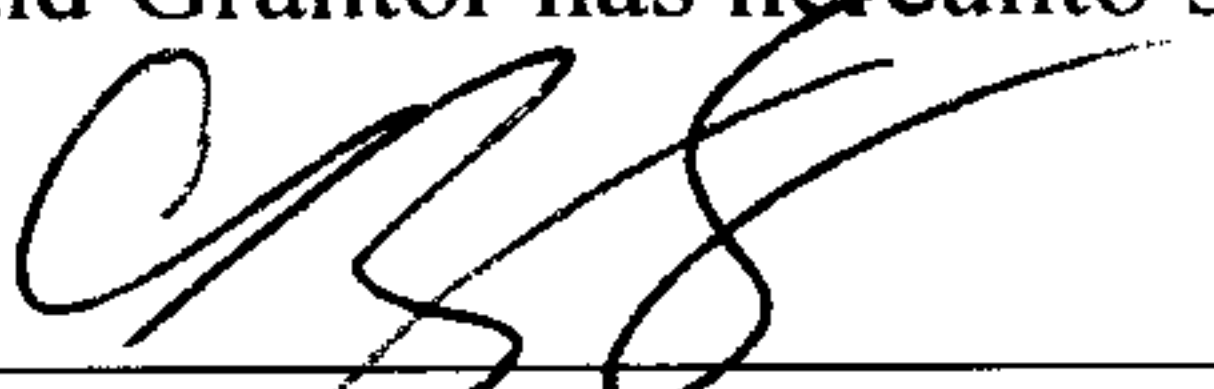


Scarlett Harrison, as Trustee of The Mary Kay Vernon Irrevocable Trust dated November 3, 2010

**STATE OF ALABAMA  
COUNTY OF SHELBY**

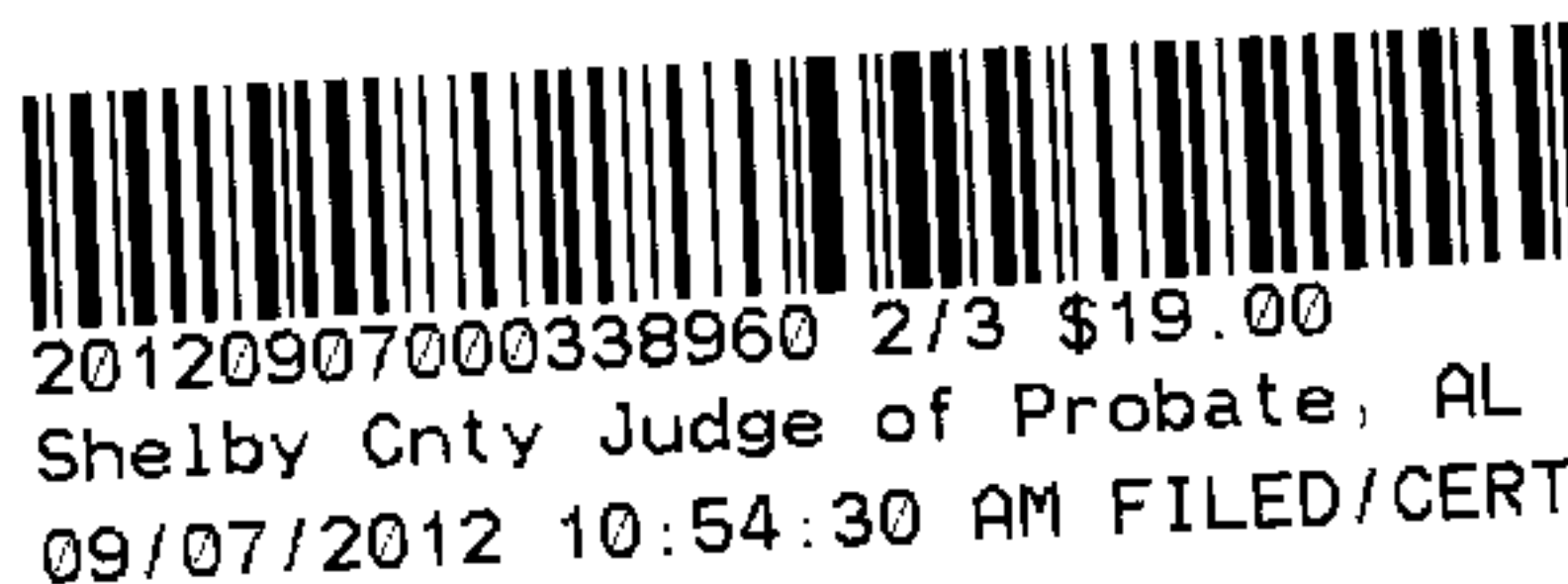
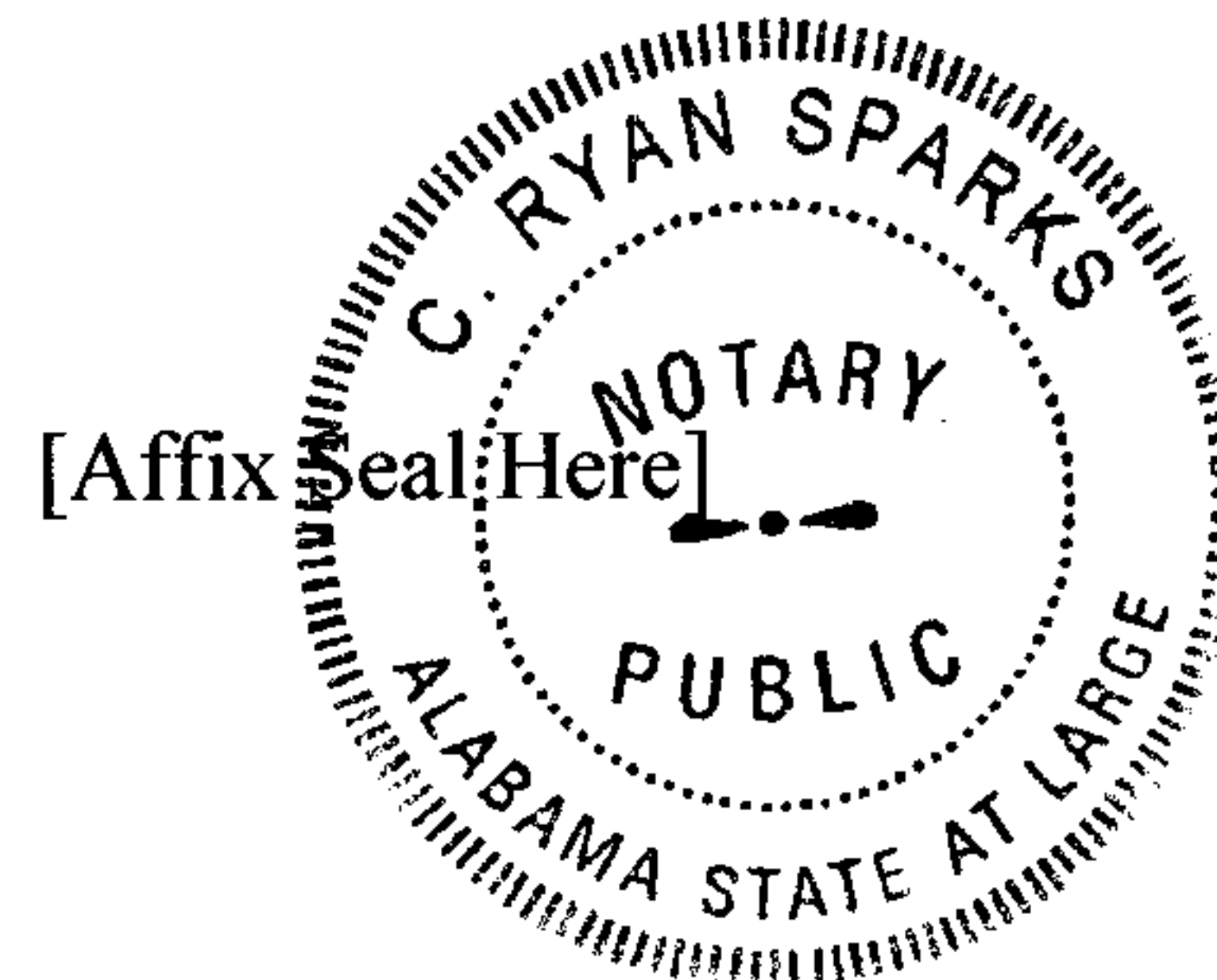
I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Scarlett Harrison, as Trustee of The Mary Kay Vernon Irrevocable Trust dated November 3, 2010, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Scarlett Harrison, as Trustee of The Mary Kay Vernon Irrevocable Trust dated November 3, 2010 executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of August 30, 2012.



C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2015





# Real Estate Sales Validation Form

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

Grantor's Name Mary Kay Vernon Irrevocable Trust Grantee's Name Dale Coombe  
Mailing Address 6551 Cothrick Way Mailing Address P.O. Box 396  
McCallie AL 35111 Pelham AL 35124

Property Address 90± Acres Bibb County Date of Sale 8/30/12  
6± Acres Shelby County Total Purchase Price \$ 127,000  
See Legal on Parcel 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



20120907000338960 3/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
09/07/2012 10:54:30 AM FILED/CERT

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 \_\_\_\_\_

Print Scarlett Harrison

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1