

The State of Alabama,
SHELBY COUNTY,

KNOW ALL MEN BY THESE PRESENTS

prepared by:

Brian & Janice Gordon
P.O. Box 392
Columbiana, AL 35051

That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration Dollars

to the undersigned grantor M. Brian Gordon, Sr., a married man

in hand paid by Janice O. Gordon, a married woman

the receipt whereof is acknowledged I the said M. Brian Gordon, Sr.

do grant, bargain, sell and convey unto the said Janice O. Gordon

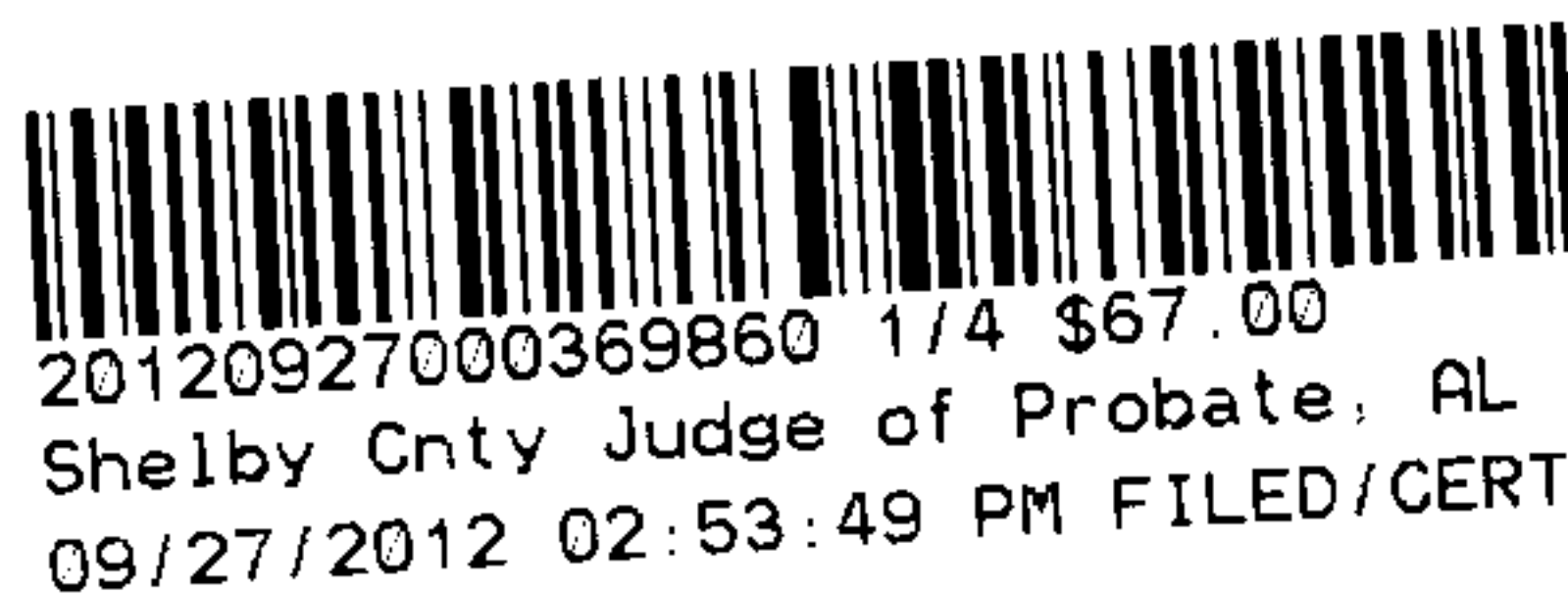
the following described real estate, to-wit:

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 16, Township 21S, Range 1E, Shelby County, Alabama and being more particularly described as follows:

The South 1/2 of the North 1/2 of the SW 1/4 of the SW 1/4 and the North 1/2 of the South 1/2 of the SW 1/4 of the SW 1/4 of Section 16, Township 21S, R1E, lying north of Shelby County Highway 30,

Also an Easement attached as Exhibit A.

Being a Part of T-31.



Shelby County, AL 09/27/2012
State of Alabama
Deed Tax: \$46.00

situated in Shelby County, Alabama.

To have and to hold the said above described property unto the said party of the second part, together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto his heirs and assigns forever.

In Witness Whereof, I have hereunto set my hand and seal, this 26th day of

September, 2012

WITNESSES:

M. Brian Gordon, Sr.

M. Brian Gordon, Sr.

(Seal)

(Seal)

(Seal)

(Seal)

THE STATE OF ALABAMA,

Shelby

County

I, Sheila R. Finley

a Notary Public

in and for said County, in said State, hereby

certify that M. Brian Gordon, Sr.

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 26 day of September 2012 A. D. 19

Sheila R. Finley

9/11/16

THE STATE OF ALABAMA,

County

I,

a in and for said County, in said State, hereby certify that

, a subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that

, the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand, this day of A. D. 19

THE STATE OF ALABAMA,

County

I,

a in and for said County, in said State, hereby certify that on the day of 19

, came before me the within named known to me (or made known to me), to be the wife of the within named

who, being examined separate and apart from the husband, touching her signature to the within

, acknowledged that she signed the same of her own

free will and accord, without fear, constraint or threats on the part of the husband.

In witness whereof, I hereunto set my hand, this day of A. D. 19



20120927000369860 2/4 \$67.00
Shelby Cnty Judge of Probate, AL
09/27/2012 02:53:49 PM FILED/CERT

TO

Deed, Statutory Warranty

THE STATE OF ALABAMA

County

I, Judge of the Probate Court of said County, hereby

certify that the foregoing conveyance was filed for

registration in this office on the day of

, 19, and was recorded

in Vol. Records of Deeds,

Pages on the

days of 19

Judge of Probate.

Recording Fee, \$

State Tax \$

PRINTED AND FOR SALE BY ZAC SMITH STATIONERY CO., B'HAM


EXHIBIT A

A 30' Easement for Ingress, Egress, Drainage and Utilities situated in the SW 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama, lying 15' each side of and parallel to the following described centerline:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama; thence S 89°23'30" W a distance of 1124.54'; thence S 00°56'37" E a distance of 533.37' to the POINT OF BEGINNING, said point being the point of a non tangent curve turning to the left with a radius of 80.00', a delta angle of 47°11'15", and subtended by a chord which bears S 47°44'21" W, a chord distance of 64.04'; ; thence along said curve an arc distance of 65.89'; thence S 24°08'43" W a distance of 22.76'; thence with a curve turning to the right with a radius of 28.00', a delta angle of 78°47'07", and subtended by a chord which bears S 63°32'17" W, a chord distance of 35.54'; thence along said curve an arc distance of 38.50'; thence N 77°04'10" W a distance of 96.92'; thence with a curve turning to the left with a radius of 90.00', a delta angle of 93°54'58", and subtended by a chord which bears S 55°58'21" W, a chord distance of 131.55'; thence along said curve an arc distance of 147.52'; thence with a reverse curve turning to the right with a radius of 165.00', a delta angle of 36°40'26", and subtended by a chord which bears S 27°21'05" W, a chord distance of 103.82'; thence along said curve an arc distance of 105.61'; thence S 45°41'17" W a distance of 89.78'; thence S 42°56'32" W a distance of 130.58'; thence S 53°24'17" W a distance of 84.18'; thence with a curve turning to the right with a radius of 245.00', a delta angle of 24°52'27", and subtended by a chord which bears S 65°50'30" W, a chord distance of 105.53'; thence along said curve an arc distance of 106.36'; thence S 78°16'44" W a distance of 10.16'; thence with a curve turning to the left with a radius of 160.00', a delta angle of 31°02'57", and subtended by a chord which bears S 62°45'15" W, a chord distance of 85.65'; thence along said curve an arc distance of 86.71'; thence S 47°13'47" W a distance of 116.31'; thence S 42°12'47" W a distance of 141.19' to the northerly right of way line of Shelby County Highway 30 (80' ROW) and the POINT OF TERMINATION.

Signed for identification:

M. Brian Gordon Jr.


20120927000369860 3/4 \$67.00
Shelby Cnty Judge of Probate, AL
09/27/2012 02:53:49 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 Brian & Janice Gordon
Mailing Address P.O. Box 392
Columbiana, AL 35051

Grantee's Name Brian & Janice Gordon
Mailing Address P.O. Box 392
Columbiana, AL 35051

Property Address A parcel of land in the
SW 1/4 of SW 1/4, Sec.16,T21S
R1E, Shelby Co., AL Hwy 30,
Wilsonville, AL.

Date of Sale 09/26/2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 46,000.

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 Tax Commissioner's office

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 09/27/2012

Print Janice O. Gordon

☐ Unattested

(verified by)

Sign

Janice O. Gordon
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1