

20121002000376830 1/4 \$27.50
Shelby Cnty Judge of Probate, AL
10/02/2012 03:51:36 PM FILED/CERT

Shelby County, AL 10/02/2012
State of Alabama
Deed Tax: \$6.50

Commitment Number: 270647

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

~~After Recording Return To:~~

Bruce W. Thomas

112 Deer Lane Vincent, AL 35178

RETURN TO:
WFG Lender Services
Recording Department
3850 Royal Avenue
Simi Valley, CA 93063
270647

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

VALUE: \$52,600.00 06-9-29-0-000-001.018

GENERAL WARRANTY DEED

CARL GANN and CARLA GANN, husband and wife, hereinafter grantors, of **Shelby County, Alabama**, for \$164,000.00 (One Hundred Sixty-Four Thousand Dollars and no cents) in consideration paid, grant, with general warranty covenants to **Bruce W. Thomas**, hereinafter grantee, whose tax mailing address is **112 Deer Lane Vincent, AL 35178**, the following real property in Shelby County, Alabama:

COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, SAID CONCRETE MONUMENT HAVING COORDINATED OF NORTH 1,036,400.07 AND EAST 338,744.62 ON THE ALABAMA EAST ZONE COORDINATE SYSTEM AND RUN NORTH 56 DEGREES 46 MINUTES 50 SECONDS (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 3,116.85 FEET TO A POINT ON THE CENTER LINE OF OLD FERRY ROAD; THENCE S 74 DEGREES 36' 00" E ALONG SAID CENTER LINE A DISTANCE OF 85.57'; THENCE N 82 DEGREES 58' 30" E ALONG SAID CENTER LINE A DISTANCE OF 313.91'; THENCE S 84 DEGREES 17' 10" E ALONG SAID CENTER LINE A DISTANCE OF 380.61'; THENCE N 89 DEGREES 11' 20" E ALONG SAID CENTER LINE A DISTANCE OF 209.49'; THENCE N 85 DEGREES 38' 40" E ALONG SAID CENTER LINE A DISTANCE OF 453.63'; THENCE N 83 DEGREES 14' 40" E ALONG SAID CENTER LINE A DISTANCE OF 40.50'; THENCE S 02 DEGREES 13' 52" W A



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DISTANCE OF 711.49' TO A SET CAPPED REBAR, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 02 DEGREES 13' 52" W A DISTANCE OF 800.90' TO A 3/8" REBAR; THENCE N 78 DEGREES 18' 19" E A DISTANCE OF 189.08' TO A 5/8" REBAR; THENCE N 06 DEGREES 04' 20" E A DISTANCE OF 740.43' TO A CAPPED REBAR (J.S. PARKS); THENCE N 83 DEGREES 41' 19" W A DISTANCE OF 233.72' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.67 ACRES, MORE OR LESS.

ALSO: A 20' EASEMENT FOR INGRESS AND EGRESS SITUATED IN SECTION 29, TOWNSHIP 19 SOUTH RANGE 3 EAST, SHELBY COUNTY, ALABAMA, LYING 10' EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT AN ALABAMA POWER COMPANY CONCRETE MONUMENT ON THE NORTH BANK OF THE COOSA RIVER AND THE WEST LINE OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 3 EAST, SHELBY COUNTY, ALABAMA, SAID CONCRETE MONUMENT HAVING COORDINATED OF NORTH 1,036,400.07 AND EAST 338,744.62 ON THE ALABAMA EAST ZONE COORDINATE SYSTEM AND RUN THENCE N 56 DEGREES 46' 50" E (BEARING RELATIVE TO THE ALABAMA EAST ZONE COORDINATE SYSTEM) A DISTANCE OF 3116.85' TO A POINT ON THE CENTER LINE OF OLD FERRY ROAD; THENCE S 74 DEGREES 36' 00" E ALONG SAID CENTER LINE A DISTANCE OF 85.57'; THENCE N 82 DEGREES 58' 30" E ALONG SAID CENTER LINE A DISTANCE OF 313.91'; THENCE S 84 DEGREES 17' 10" E ALONG SAID CENTER LINE A DISTANCE OF 380.81'; THENCE N 89 DEGREES 11' 20" E ALONG SAID CENTER LINE A DISTANCE OF 209.49'; THENCE N 85 DEGREES 38' 40" E ALONG SAID CENTER LINE A DISTANCE OF 453.63'; THENCE N 83 DEGREES 14' 40" E ALONG SAID CENTER LINE A DISTANCE OF 40.50'; THENCE CONTINUE N 83 DEGREES 14' 40" E ALONG SAID CENTERLINE A DISTANCE OF 18.22' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S 02 DEGREES 13' 52" W A DISTANCE OF 715.62' TO THE POINT OF ENDING OF SAID EASEMENT.

Property Address is: 112 Deer Lane Vincent, AL 35178

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: _____

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Executed by the undersigned on 5-11, 2012:

Carl Gann
CARL GANN

Carla Gann
CARLA GANN

STATE OF Al
COUNTY OF Talladega

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **CARL GANN** and **CARLA GANN**, whose name ia signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 11 day of May, 2012

Joyce Judkins
Notary Public

Grantee's Name and Address:

Bruce W. Thomas
112 Deer Lane Vincent, AL 35178
Send tax statement to grantee

Real Estate Sales Validation Form

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

Grantor's Name Carl & Carla Gann
Mailing Address 112 Deer Lane
Vincent, AL
35178

Grantee's Name Bruce W. Thomas
Mailing Address 112 Deer Lane
Vincent, AL
35178

Property Address 112 Deer Lane
Vincent, AL
35178

Date of Sale May 11, 2012
Total Purchase Price \$ 164,000.00

or
Actual Value \$

or
Assessor's Market Value \$ 52,000.00



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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 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 10-1-12

Unattested

(verified by)

Print

Sign

Jennifer Wall

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1