

42
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\$572

Send Tax Notice To: H. Scott Gaskins
Polly M. Gaskins
2066 Bane Berry Dr
Birmingham, AL 35244

This instrument was prepared by:

L. Brooks Burdette
The Burdette Law Firm P.C.
113 Glenn Ave
Trussville, AL 35173

SPECIAL WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Nine Thousand Dollars and No Cents (\$209,000.00)** to the undersigned grantor, **Liberty Shores, LLC, a Delaware Limited Liability Company**, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **H. Scott Gaskins and Polly M. Gaskins** (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama to-wit:

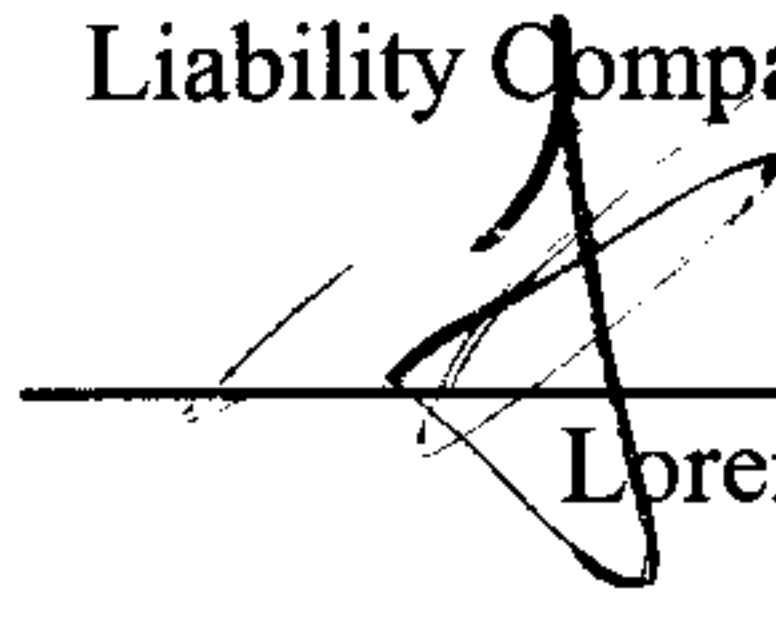
Lot 1, in Liberty Shores Subdivision, as recorded in Plat Book 43, Page 8, in the Office of the Judge of Probate, Shelby County, Alabama.

\$167,200.00 of the consideration herein is derived from a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, the said GRANTOR, by Loren Dickey, its President, who is authorized to execute this conveyance, and with full authority, has hereto set its signature and seal, this the 11th day of October, 2012.

Liberty Shores, LLC, a Delaware Limited Liability Company

By:  _____
Loren Dickey, President

STATE OF ALABAMA

COUNTY OF SHELBY

}

I, the undersigned, a Notary Public in and for the said County in said State, hereby certify that Loren Dickey whose name as President of Liberty Shores, LLC, a Delaware Limited Liability Company, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 11th day of October, 2012.

 _____
Notary Public



My Commission Expires 2-23-2015


20121019000402490 1/2 \$57.00
Shelby Cnty Judge of Probate, AL
10/19/2012 11:39:50 AM FILED/CERT

Shelby County, AL 10/19/2012
State of Alabama
Deed Tax: \$42.00

Real Estate Sales Validation Form

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

Grantor's Name Liberty Shores, LLC

Grantee's Name H Scott Gaskins
Polly M Gaskins

Mailing Address 665 Simonds Road
Williamstown, Massachusetts

Mailing Address 2066 Bane Berry Drive
Birmingham, Alabama 35244

Property Address _____

Date of Sale October 11, 2012
Total Purchase Price \$209,000.00

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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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 October 12, 2012

Print Jessica C. Pugh

Unattested

Sign Jessica C. Pugh
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20121019000402490 2/2 \$57.00
Shelby Cnty Judge of Probate, AL
10/19/2012 11:39:50 AM FILED/CERT

Form RT-1