

This document prepared by:  
Law Office of John A. Gant, P.C.  
200 Office Park Drive, Suite 210  
Birmingham, AL 35223

Send tax notice to:  
Travis R. Rainey  
2515 Elizabeth Dr.  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)



20121129000457160 1/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
11/29/2012 02:10:38 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, ROGER D. GAMBRELL, a married person, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto TRAVIS R. RAINEY, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

Lot 8, according to the Map and Survey of Royal Oaks First Sector, as recorded in Map Book 7, at page 17, in the Probate Office of Shelby County, Alabama.

One Hundred Forty Two Thousand Five Hundred and 00/100 Dollars (\$142,500.00) of the consideration is from a purchase money first mortgage filed simultaneously with this deed.

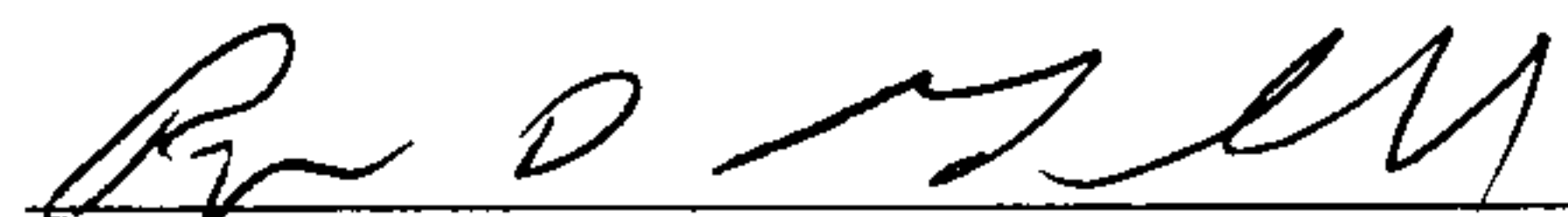
The subject property does not constitute the homestead of the spouse of Grantor Roger D. Gambrell.

Subject to all matters of public record including, but not limited to, easements, restrictions, covenants, and/or rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein.

And I do for myself and for my executors and administrator covenant with said GRANTEE, his heirs and assigns, that I am lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I am and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

Shelby County, AL 11/29/2012  
State of Alabama  
Deed Tax: \$7.50

Dated this the 15<sup>th</sup> day of November, 2012.



\_\_\_\_\_  
ROGER D. GAMBRELL

STATE OF ALABAMA )  
COUNTY OF JEFFERSON)

I, JOHN A. GANT, a Notary Public in and for said County, in said State, hereby certify that ROGER D. GAMBRELL, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16<sup>th</sup> day of November, 2012.



\_\_\_\_\_  
NOTARY PUBLIC: JOHN A. GANT  
My commission expires: 10/20/2013

**Property Address:**  
2515 Elizabeth Dr.  
Pelham, AL 35124

**Grantee's Address:**  
2515 Elizabeth Dr.  
Pelham, AL 35124

**Grantor's Address:**  
35540 Highway 280  
Sylacauga, AL 35150



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Real Estate Sales Validation Form

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

Grantor's Name Roger D. Gambrell
Mailing Address 35540 Highway 280
Sylacauga, AL 35150

Grantee's Name Travis R. Rainey
Mailing Address 2515 Elizabeth Dr.
Pelham, AL 35124

Property Address 2515 Elizabeth Dr.
Pelham, AL 35124

Date of Sale 11/15/2012
Total Purchase Price \$ 150,000.00
or
Actual Value \$
or
Assessor's Market Value \$

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

- Mortgage
Bill of Sale
[X] Sales Contract
[X] Closing Statement
Other

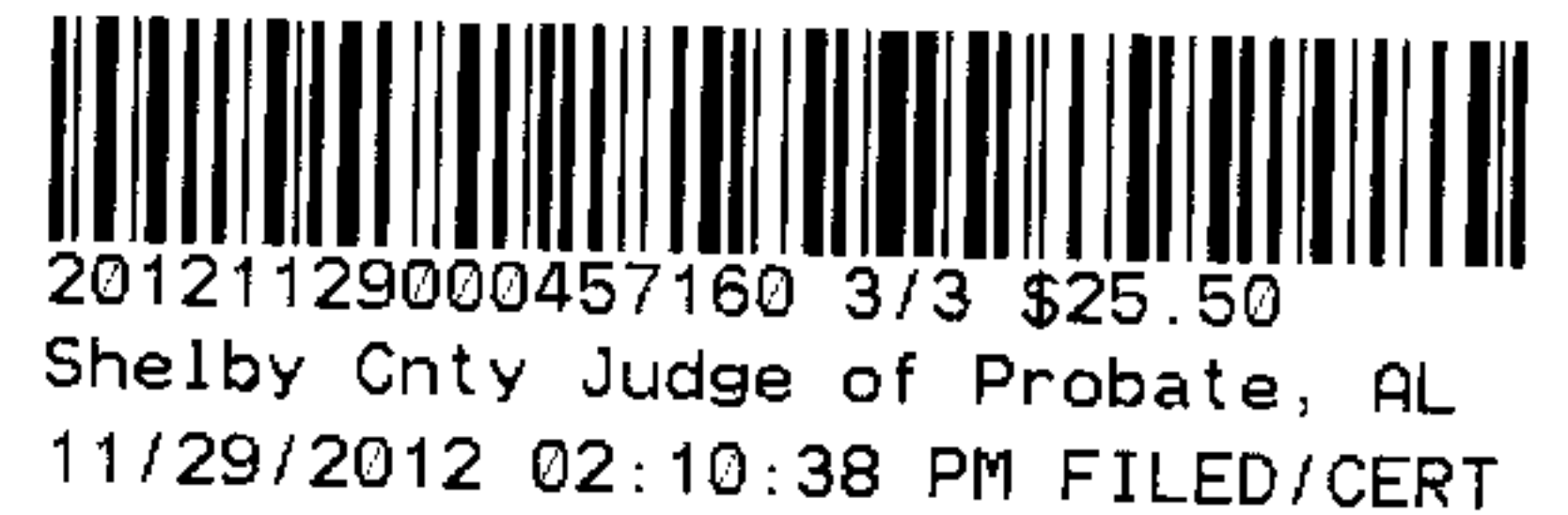
\* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.



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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 11/15/2012

Print John A. Gant

Sign

[Handwritten Signature]

(Owner/ Agent) circle one