

This instrument was prepared by

(Name) ROY W. GILBERT, JR

(Address) 5410 SADDLECREEK LANE, BIRMINGHAM, AL 35242

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

ROY W. GILBERT, JR AND JUDITH L. GILBERT

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

LEIGH ANN GILBERT HIGDON

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:



20121217000481260 1/3 \$64.50  
Shelby Cnty Judge of Probate, AL  
12/17/2012 02:20:13 PM FILED/CERT

LEGAL DESCRIPTION ATTACHED

Shelby County, AL 12/17/2012  
State of Alabama  
Deed Tax: \$46.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 8<sup>TH</sup> day of DECEMBER 2012

Roy W. Gilbert, Jr (Seal)

(Seal)

(Seal)

Judith L. Gilbert (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

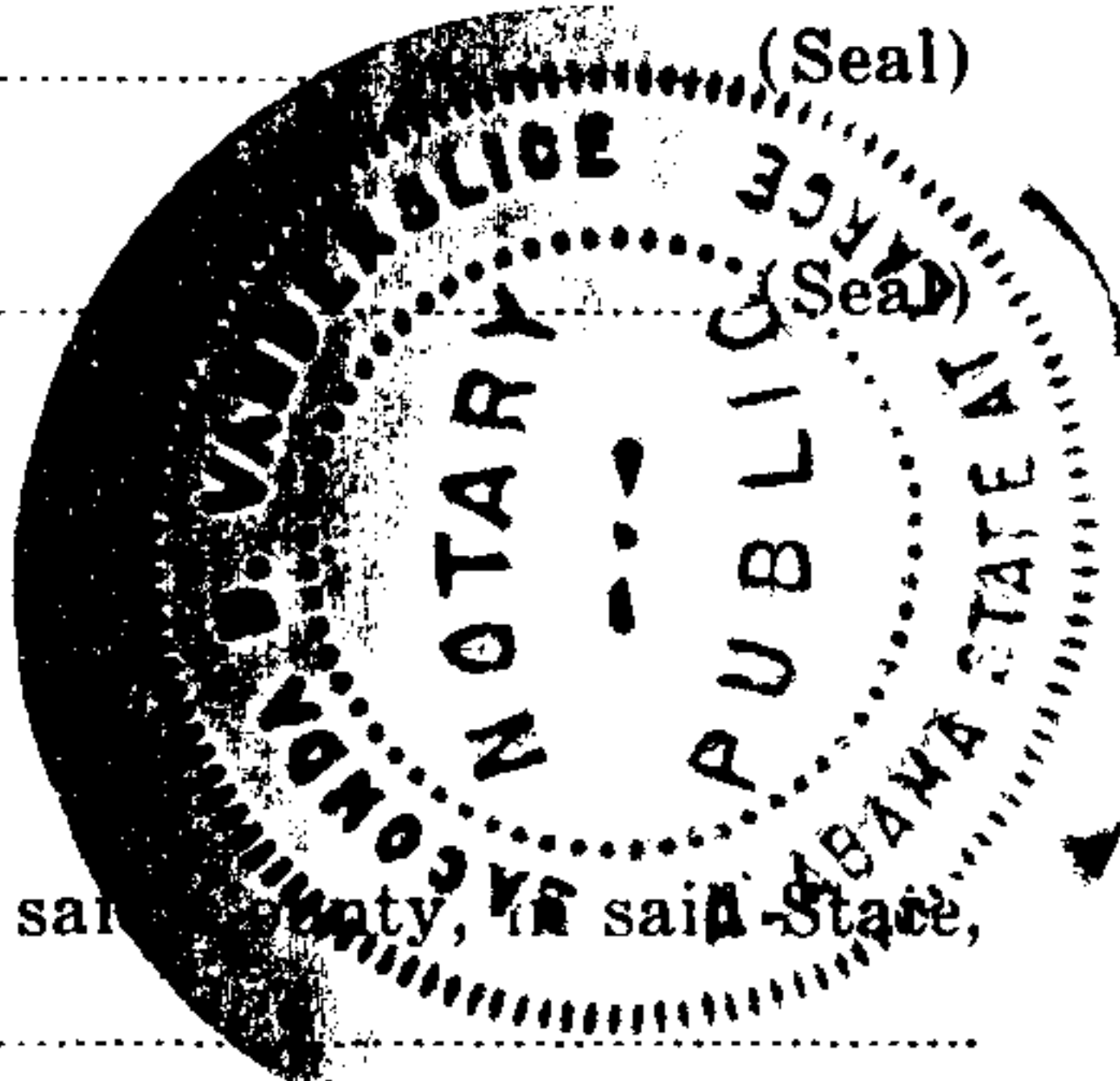
General Acknowledgment

I, Sacanda B. Vanderslice, a Notary Public in and for said Shelby County, AL said State, hereby certify that Roy W. Gilbert Jr. Judith L. Gilbert whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of December 2012 A. D., 2012

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Dec 8, 2014  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Sacanda B. Vanderslice  
Notary Public.





ATTACHMENT TO DEED

20121217000481260 2/3 \$64.50  
Shelby Cnty Judge of Probate, AL  
12/17/2012 02:20:13 PM FILED/CERT

A parcel of land situated in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21 and the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 21, run North 01 degrees, 31 minutes 32 seconds East along an assumed bearing and also along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 97.91 feet to an iron pin found; thence run North 77 degrees 45 minutes 35 seconds West for a distance of 104.02 feet to an iron pin found; thence run North 39 degrees 37 minutes 23 seconds West for a distance of 121.41 feet to a PK nail found at the Point of Beginning; thence run South 32 degrees 53 minutes 00 seconds West for a distance of 426.15 feet to an iron pin found; thence run South 33 degrees 20 minutes 44 seconds East for a distance of 234.73 feet to an iron pin found; thence run North 82 degrees 47 minutes 06 seconds West for a distance of 127.71 feet to an iron pin set; thence run North 27 degrees 36 minutes 12 seconds West for a distance of 376.15 feet to an iron pin set on the South line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 21; thence run North 16 degrees 49 minutes 52 seconds East for a distance of 83.81 feet to an iron pin set; thence run North 52 degrees 14 minutes 30 seconds West for a distance of 251.06 feet to a LDW iron pin found; thence run North 06 degrees 27 minutes 39 seconds West for a distance of 156.01 feet to a LDW iron pin found; thence run North 05 degrees 56 minutes 53 seconds East for a distance of 181.90 feet to a LDW iron pin found; thence run North 00 degrees 27 minutes 42 seconds West for a distance of 149.40 feet to a LDW iron pin found; thence run North 27 degrees 07 minutes 14 seconds West for a distance of 95.93 feet to a LDW iron pin found; thence run North 13 degrees 19 minutes 38 seconds West for a distance of 67.43 feet to a LDW iron pin found; thence run North 31 degrees 22 minutes 25 seconds East for a distance of 69.14 feet to an iron pin set on the Southeast Right-of-Way line of Legacy Drive in Greystor Legacy 1st. Sector as recorded in map book 26 on page 79A in the office of the Judge of Probate, Shelby County Alabama said iron pin being on a curve to the left having a radius of 428.30 feet, a central angle of 08 degrees, 5 minutes, 29 seconds and a chord bearing of South 42 degrees 29 minutes 52 seconds East; thence run in a Southeasterly direction along said Right-of-Way and also along the arc of said curve for a distance of 66.34 feet to an iron pin found; thence run North 43 degrees 03 minutes 53 seconds East along said Right-of-Way for a distance of 10.00 feet to an iron pin set; thence run South 38 degrees 34 minutes 14 seconds East for a distance of 689.3 feet to an iron pin found; thence run South 39 degrees 37 minutes 24 seconds East for a distance of 187.20 feet to the Point of Beginning. Containing 7.757 acres, more or less.

ALSO:

A 20 foot Easement for ingress and egress situated in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21 and the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 28, in Township 18 South, Range 1 West, Shelby County, Alabama, lying 10 either side of a centerline being more particularly described as follows:

Commence at the Southeast corner of said SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 21, run North 01 degrees, 31 minutes, 32 seconds East along an assumed bearing and also along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section for a distance of 97.91 feet to an iron pin found; thence run North 77 degrees 45 minutes 35 seconds West for a distance of 104.02 feet to an iron pin found; thence run North 39 degrees 37 minutes 23 seconds West for a distance of 121.41 feet to a PK nail found; thence run South 32 degrees 53 minutes 00 seconds West for a distance of 426.15 feet to an iron pin found; thence run South 33 degrees 20 minutes 44 seconds East for a distance of 234.73 feet to an iron pin found; thence run North 82 degrees 47 minutes 06 seconds West for a distance of 127.78 feet to an iron pin set; thence run North 27 degrees 36 minutes 12 seconds West for a distance of 363.84 feet to the Point of Beginning of the centerline of said easement; thence run North 26 degrees 42 minutes 06 seconds East along said centerline for a distance of 49.71 feet to a point on a curve to the left having a central angle of 76 degrees 13 minutes 00 seconds, a radius of 78.30 feet, and a chord bearing of North 11 degrees 24 minutes 24 seconds West; thence run in a Northwesterly direction along said centerline and also along the arc of said curve for a distance of 104.16 feet to a point; thence run North 49 degrees 30 minutes 54 seconds West along said centerline for a distance of 108.81 feet to a point; thence run North 11 degrees 02 minutes 25 seconds West along said centerline for a distance of 191.57 feet to a point; thence run North 14 degrees 34 minutes 34 seconds West along said center line for a distance of 336.26 feet to a point; thence run North 24 degrees 22 minutes 40 seconds West along said centerline for a distance of 128.60 feet to a point on a curve to the right having a central angle of 59 degrees 47 minutes 45 seconds, a radius of 106.88 feet, and a chord bearing of North 13 degrees 42 minutes 28 seconds East; thence run in a Northeasterly direction along said centerline and also along the arc of said curve for a distance of 111.54 feet to a point; thence run North 47 degrees 22 minutes 28 seconds East along said centerline for a distance of 24.23 feet more or less to the Southeast Right-of-Way line of Legacy Drive in Greystone Legacy 1<sup>st</sup> Sector as recorded in Map Book 26 on Page 79A in the Office of the Judge of Probate, Shelby County, Alabama and the end of said easement.



# Real Estate Sales Validation Form

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

Grantor's Name Roy W. Gilbert, Jr. &  
Mailing Address Judith L. Gilbert  
5410 Saddlecreek Lane  
Birmingham, AL 35242

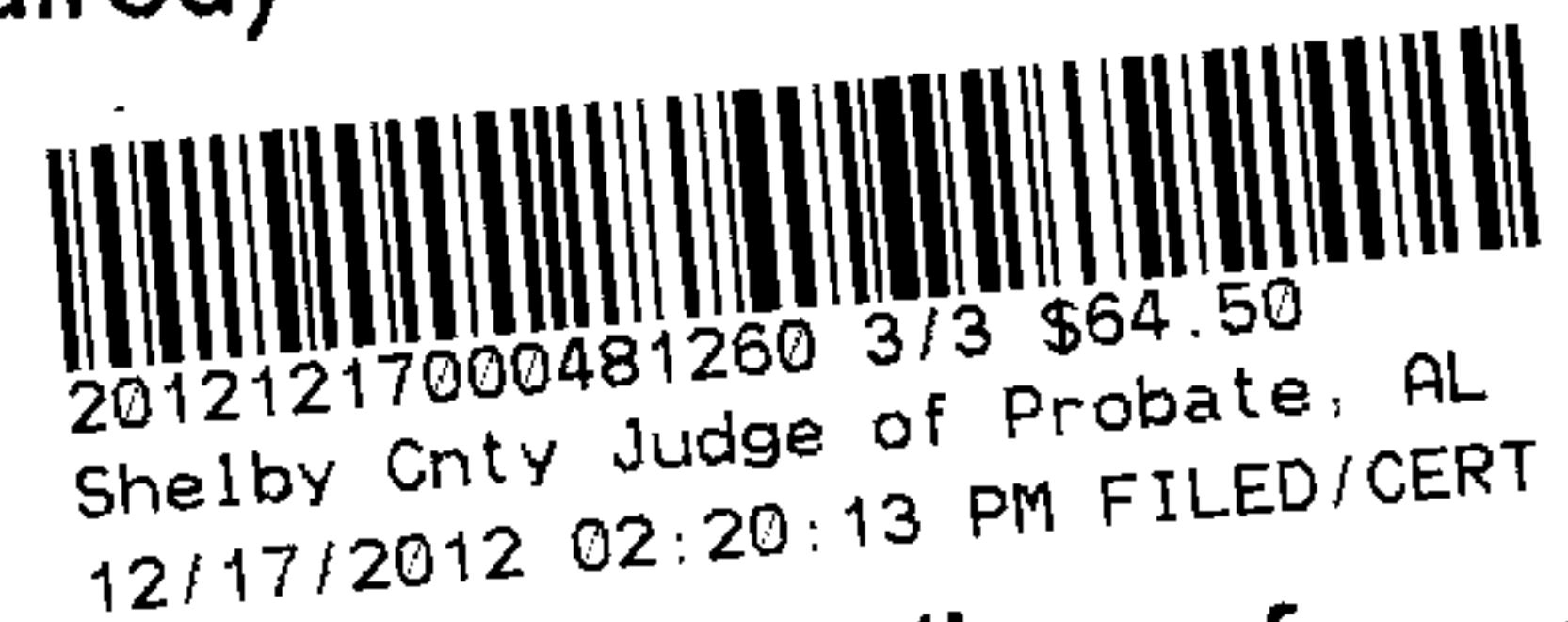
Grantee's Name Leigh Ann Gilbert Higdon  
Mailing Address 5430 Saddlecreek Lane  
Birmingham, AL 35242

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 12/8/2012  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 46,542  
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



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 Roy W. Gilbert, Jr. and Judith Gilbert

\_\_\_\_ Unattested

Sign

Roy W. Gilbert, Jr. & Judith Gilbert  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1