

Send Tax Notice to:

Janice O. Gordon  
P.O. Box 435  
Columbiana, AL 35051

**STATUTORY WARRANTY DEED**



20121228000497780 1/3 \$143.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 02:27:02 PM FILED/CERT

STATE OF ALABAMA     )  
SHELBY COUNTY         )

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of Ten and No/100 dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, M. Brian Gordon, Sr. (herein referred to as GRANTOR), do grant, bargain, sell and convey unto Janice O. Gordon (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Parcel I:

Lot No. 13 according to Waxa Subdivision, the same being a part of Sec. 35, Township 24 N., Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5 in the Probate Office of Shelby County, Alabama.

There is excepted from this conveyance and reserved as provided in deed recorded in Deed Book 268, page 224, in the Probate Court of Shelby County, Alabama, all that part of the above described lot of land lying below that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955. Grantee shall have the right of use and cut or clear the trees lying below said elevation of 397 feet above mean sea level until same is purchased or otherwise acquired by Alabama Power Company in connection with the raising of original Lay Lake of such Company.

The elevation above sea level used when the original Lay Lake was constructed is converted to the United States Coast and Geodetic survey elevation above mean sea level by subtracting 37.87 feet from such elevation that was used when said Lay Lake was originally constructed and is substantially the same as the 397 feet above mean sea level hereinabove referred to.

Said lot is conveyed subject to the protective covenants recorded in Deed Book 235 Page 550 & 551 in the Probate Office of Shelby County, Alabama.

**LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE**

TO HAVE AND TO HOLD the above described property unto the said grantee together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

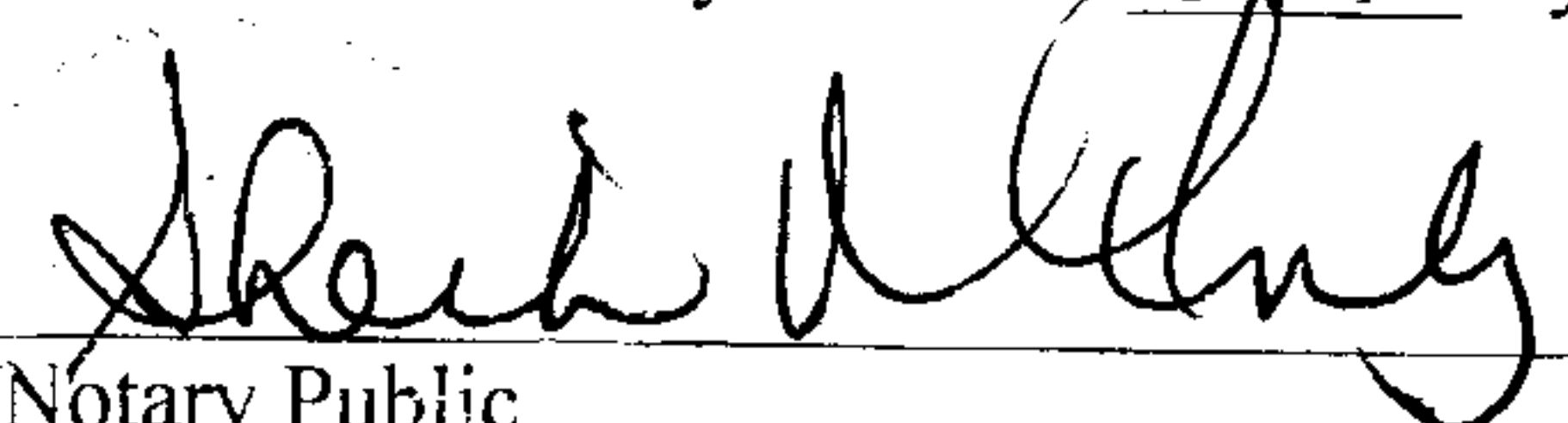
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28<sup>th</sup>  
day of December 2012

  
M. Brian Gordon, Sr.

STATE OF ALABAMA )  
SHELBY COUNTY     )

I, the undersigned Notary Public in and for said County in said State, hereby certify that whose names 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, they executed the same voluntarily on the day the same bears date.

Given under my hand this 28 day of December, 2012

  
Notary Public


My Commission Expires: 9/11/16



PARCEL II:

Gordon Tract 86-R

A part of the S½ of the NW¼ of Section 35, Township 24 North, Range 15 East, said parcel being more particularly described as follows: to find the point of beginning start at the Southwest corner of the NW¼; thence run in a North 0 deg. East along the West boundary of said Section 35, for a distance of 349.40 feet to a point; thence run North 21 deg. 58 min. East 752.98 feet to the point of beginning; thence turn South 56 deg. 47 min. East 434.71 feet; thence run North 41 deg. 38 min. 03 sec. East along the chord of a curve to the right, having a radius of 185.06 feet, 123.44 feet; thence run North 61 deg. 07 min. East 76.56 feet to the point of beginning of a curve to the right having a radius of 285.90 feet; thence run South 76 deg. 56 min. East 382.24 feet along the chord; thence run South 34 deg. 59 min. East 81.17 feet; thence run North 2 deg. 15 min. East 196.29 feet; thence run North 66 deg. 36 min. West 179.61 feet to the point of beginning of a curve to the left having a radius of 113.44 feet; thence run North 85 deg. 49 min. West 74.68 feet; thence run South 74 deg. 58 min. West 156.78 feet to the point of beginning of a curve to the right having a radius of 134.52 feet; thence run North 79 deg. 28 min. West 116.11 feet; thence run North 53 deg. 54 min. West 101.10 feet to the point of beginning of a curve to the left having a radius of 86.29 feet; thence run North 77 deg. 10 min. West 68.17 feet; thence run South 79 deg. 34 min. West 117.08 feet to the point of beginning of a curve to the right having a radius of 142.75 feet; thence run North 76 deg. 31 min. West 115.74 feet; thence run North 52 deg. 36 min. West 38.84 feet; thence run South 17 deg. 40 min. West 67.67 feet to the point of beginning of a curve to the left having a radius of 190.97 feet; thence run South 12 deg. 52 min. West 31.96 feet to the point of beginning, containing 2.97 acres, more or less.



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

Grantee's Name Janice O. Gordon  
Mailing Address P.O. Box 435  
Columbiana, AL  
35051

Property Address Lot 13, Waxahatchee  
340 Waxahatchee Cir  
Shelby, AL

Date of Sale 12-28-12  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 124,770.



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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 Tax Commissioner

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 12/28/12

Print M. Brian Gordon

Unattested

[Signature]  
(verified by)

Sign M. Brian Gordon  
(Grantor/Grantee/Owner/Agent) circle one