

Send Tax Notice to:

Matthew B. Gordon, Jr.  
P.O. Box 619  
Columbiana, AL 35051

**STATUTORY WARRANTY DEED**

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 Matthew B. Gordon, Jr. (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

An undivided one-third (1/3) of an undivided one-half (1/2) interest in and to Gordon Tract 76.

More specifically described in exhibit A; attached.

TO HAVE AND TO HOLD the above described property unto the said grantee together with all and singular the tenements, heriditaments 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 27<sup>th</sup>  
day of December 2012

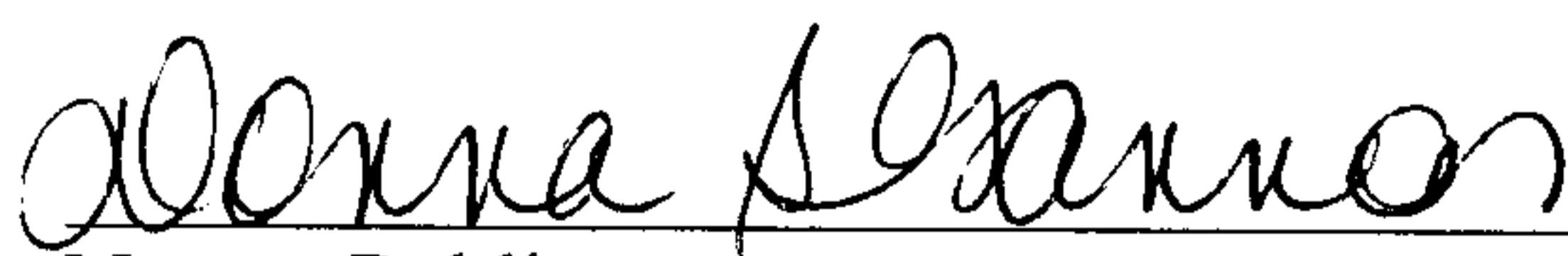


M. Brian Gordon, Sr.


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 27<sup>th</sup> day of December, 2012

  
Notary Public

My Commission Expires: June 20, 2015

  
20121228000497840 1/3 \$1282.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 02:32:05 PM FILED/CERT

Shelby County, AL 12/28/2012  
State of Alabama  
Deed Tax: \$1264.00

## **EXHIBIT A**

Tract 76 Part

That portion of the Northwest 1/4 of Northwest 1/4 Section 7, Township 21, Range 2 West, lying west of a line surveyed in 1935 by Walter Schoells per boundary line agreement dated September 3, 1976, between C.H. Fulton and Mary Ruth Luck Gordon and husband, Harris M. Gordon recorded in Book 19, Page 189 in the Probate Office of Shelby County, Alabama.

(Tract 76 Part)

The Northwest Quarter of the Northeast Quarter of Section 12, Township 21, Range 3 West.

The Northeast Quarter of the Northeast Quarter of Section 12, Township 21, Range 3 West.

LESS: Deed to CMA, LLC and Mark Properties, LLC, dated 02-23-2004. That portion of the Northeast 1/4 of Section 12, Township 21 South, Range 3 West, lying North and east of Highway 31 and West of Interstate Drive, Shelby County, Alabama.

LESS AND EXCEPT:

Commence at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence run in an Easterly direction along the North line of said 1/4-1/4 section a distance of 349.09 feet to the point of beginning; said point of beginning being situated on the Northeasterly right-of-way line of U.S. Highway No. 31; thence continue on last described course a distance of 113.07 feet; thence turn an angle to the right of 127 degrees 07 minutes 28 seconds and run in a Southwesterly direction a distance of 96.37 feet to its intersection with said Northeasterly right-of-way line of U.S. Highway 31; thence turn an angle to the right of 115 degrees 26 minutes 41 seconds and run in a Northerly direction along said Northeasterly right-of-way line of U.S. Highway 31 a distance of 65.00 feet; thence turn an angle to the left of 25 degrees 04 minutes 35 seconds continuing along said right-of-way line in a Northwesterly direction a distance of 31.46 feet to the point of beginning.

Mineral and Mining Rights Excepted.

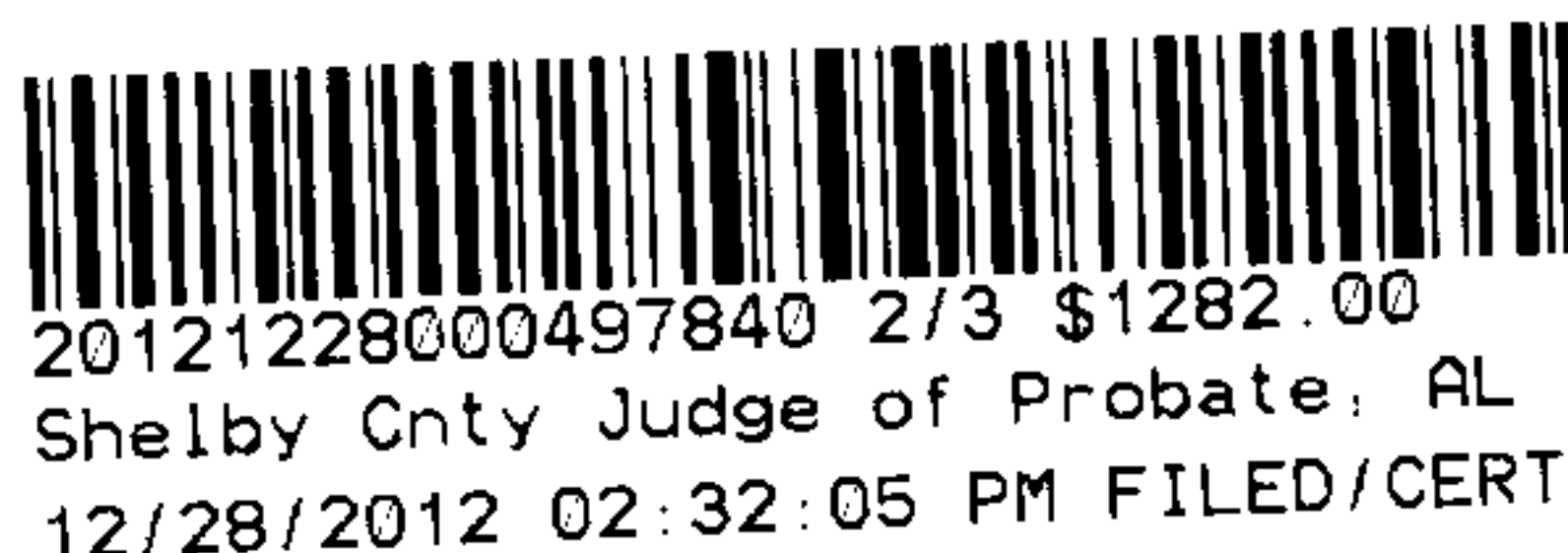
Situated in Shelby County, Alabama.

LESS: Deed to the City of Alabaster, Alabama, dated July 1, 2005. Legal description being:

All that part of the NW1/4 of the NE1/4 of Section 12, Township 21 South, Range 3 West, lying West of U.S Highway 31, situated in Shelby County, Alabama.

SUBJECT TO apparent easements, and easements and rights of way of record.

SUBJECT TO reservation by grantors of all mineral and mining rights.



# 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 Matthew B. Gordon, Jr.  
Mailing Address P.O. Box 619  
Columbiana, AL 35051

Property Address Vacant land  
 Hwy 31  
Albaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

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

or  
Assessor's Market Value \$1,263,741.00



20121228000497840 3/3 \$1282.00  
Shelby Cnty Judge of Probate, AL  
12/28/2012 02:32:05 PM FILED/CERT

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 12/27/12

Print M. Brian Gordon, Sr.

Unattested

DB  
(verified by)

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