

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

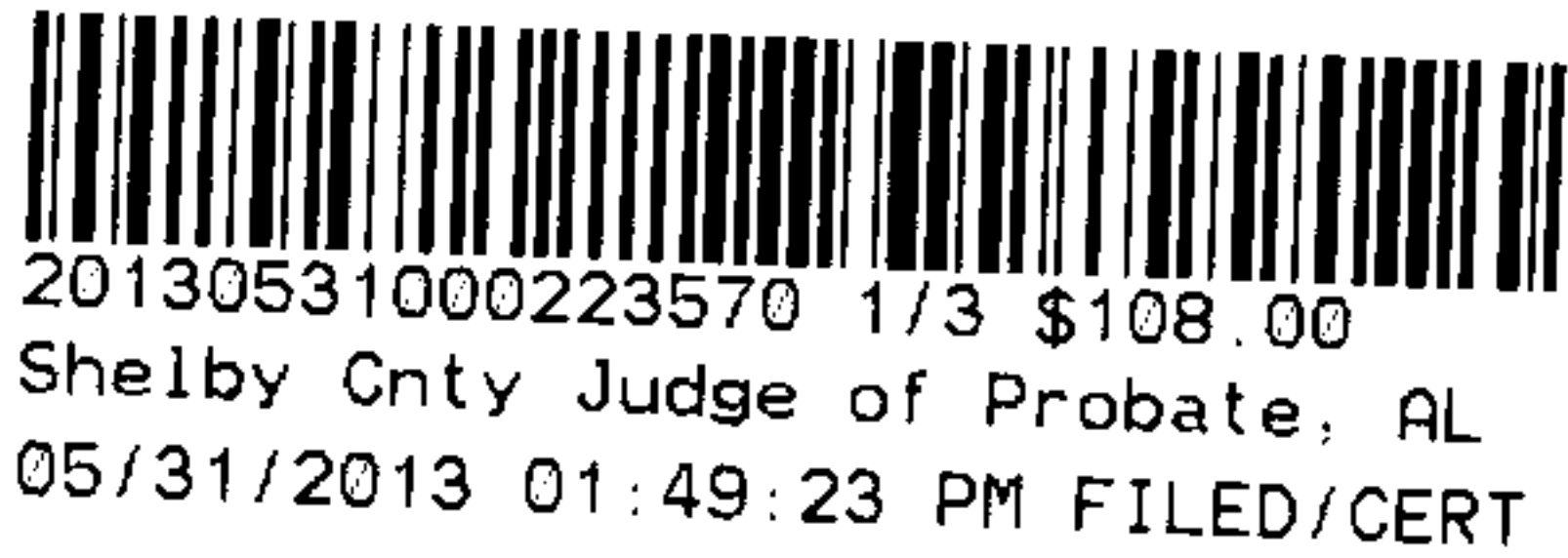
Send Tax Notice To: Mike Gillespie
120 High Crest Rd.
Pelham AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Ninety Thousand dollars and Zero cents (\$90,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Janice A. Ross, a single woman and Sandra L. Tamboli, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto Mike Gillespie and Denise V. Gillespie (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Janice A. Ross and Sandra L. Tamboli are the surviving grantees in Inst No. 1997-26250 in the Probate Office, Shelby County, Alabama; the other grantee, Clifford E. Anderson is deceased, having died April 30, 2013.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 and seals, this 31st day of May, 2013.

_____ (Seal)	<u>Janice A. Ross</u> (Seal) Janice A. Ross
_____ (Seal)	<u>Sandra L. Tamboli</u> (Seal) Sandra L. Tamboli
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice A. Ross and Sandra L. Tamboli 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 and official seal this 31st day of May, 2013

Michael T. Atchison
Notary Public

My Commission Expires: 10-4-16

Shelby County, AL 05/31/2013
State of Alabama
Deed Tax: \$90.00

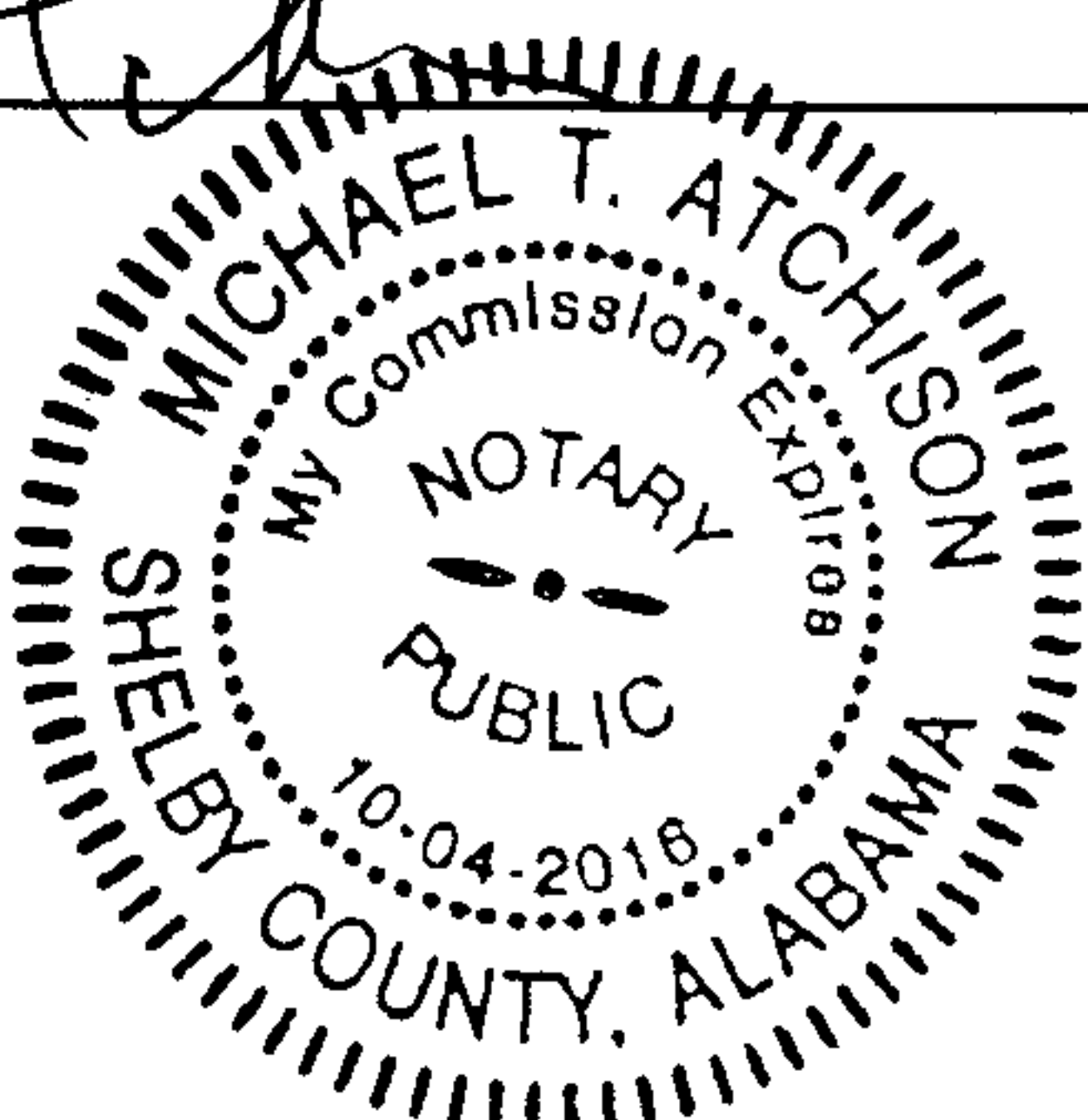


EXHIBIT A

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along the North line of said Section 25, 978.01 feet to a point; thence 135 degrees 00 minutes 26 seconds right and run Southwesterly 100.08 feet to the point of beginning of the property being described; thence continue along last described course 348.24 feet to a point of the water line of Reed Creek Slough (Lay Lake); thence 120 degrees 26 minutes 28 seconds left and run Easterly a chord distance of 104.37 feet to a point on the same water line of same Reed Creek (Lay Lake); thence 72 degrees 33 minutes 58 seconds left and run Northeasterly 321.28 feet to a point; thence 122 degrees 00 minutes left and run Westerly 25.0 feet to the point of beginning.

Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly along North line of said Section 25, 978.01 feet to a point; thence 135 degrees 00 minutes 26 seconds right and run 100.08 feet to a point; thence 135 degrees 00 minutes 26 seconds left and run Easterly 25.0 feet to the point of beginning of the parcel being described; thence continue along last described course 12.50 feet to point; thence 115 degrees 00 minutes 13 seconds right and run Southerly 307.95 feet to a point on the water’s edge of Reed Creek (Lay Lake); thence 72 degrees 10 minutes 59 seconds right and run West-Southwesterly along water’s edge 51.47 feet to a point; thence 114 degrees 48 minutes 48 seconds right and run Northerly 321.28 feet to the point of beginning.

A road being 20 feet in width for ingress and egress over and across a travelled way known as Angler’s Lane, situated in the NW ¼ of the NW ¼ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of said Section and run in an Easterly direction for a distance of 978.01 feet to the point of beginning; thence continue along the last stated course for a distance of 187.63 feet to a point; thence 94 degrees 42 minutes 26 seconds right in a Southerly direction for a distance of 20.03 feet; thence 84 degrees 17 minutes 34 seconds to the right in a Westerly direction for a distance of 206.08 feet to a point; thence 135 degrees 00 minutes 26 seconds to the right in a Northerly direction for a distance of 28.29 feet to the point of beginning.

Together with an easement over and across the following described property, to-wit:
Part of the NW ¼ of the NW ¼ of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:
From the NW corner of said Section 25, run in an Easterly direction along the North line of said Section for a distance of 281.41 feet, more or less, to an existing 4-inch X 4-inch Alabama Power Company monument; thence continue in an Easterly direction along last mentioned course for a distance of 695.65 feet to an existing #4 iron rebar; thence turn an angle to the right of 134 degrees 58 minutes 01 seconds and run in a Southwesterly direction for a distance of 99.85 feet to an existing #4 iron rebar the being the Northwest corner of the Anderson property and being the point of beginning; thence turn an angle to the left of 135 degrees 00 minutes 25 seconds and run in an Easterly direction along the North line of said Anderson property for a distance of 37.50 feet to the Northwest corner of the Farrell property; thence turn an angle to the of 78 degrees 45 minutes 50 seconds and run in a Northeasterly direction for a distance of 42.15 feet; thence turn an angle to the right of 35 degrees 37 minutes 33 seconds and run in a Northeasterly direction for a distance of 15.25 feet to the South edge of the existing asphalt for Angler’s Lane; thence turn an angle to the left of 137 degrees 38 minutes 41 seconds and run in a Westerly direction for a distance of 24.26 feet along the edge of Angler’s Lane; thence turn an angle to the left of 56 degrees 52 minutes 06 seconds and run in a Southwesterly direction for a distance of 60.89 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name JANICE A. ROSS
Mailing Address P.O. Box 2451
DALLAS, GA 30132

Grantee's Name M. L. G. Hays
Mailing Address 120 High Crest Rd
Pelham AL 35124

Property Address 65 Anglin Ln
Shelby AL 35143

Date of Sale 5-31-13
Total Purchase Price \$ 90,000
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

Print M. L. G. Hays

☐ Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



20130531000223570 3/3 \$108.00
Shelby Cnty Judge of Probate, AL
05/31/2013 01:49:23 PM FILED/CERT