

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:
Mr. & Mrs. Vernon O. Gay, Jr.
#570 Hwy 63
Calera, AZ 85040

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00)**, to the undersigned grantor, **Jon Cleve Long**, as **Administrator of the Estate of Helen Long Thompson, Probate Case #PR2006-000112, Shelby County, Alabama** , (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **Vernon O. Gay, Jr. and Rebecca M. Gay**, (herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

Lot 4, in Block 274, according to J. H. Dunstan’s Map of the Town of Calera, Alabama LESS AND EXCEPT property described in Inst. No. 1992-16026, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$23,000.00 of the above recited purchase was paid by a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors 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, and 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantor**, by its Administrator, **Jon Cleve Long**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 20th day of September, 2013.

20130923000382880 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
09/23/2013 03:17:34 PM FILED/CERT

Estate of Helen Long Thompson
Probate Case No. PR2006-000112, Shelby County, AL

BY: Jon Cleve Long
Jon Cleve Long, Administrator

STATE OF ALABAMA
COUNTY of SHELBY

Shelby County, AL 09/23/2013
State of Alabama
Deed Tax: \$2.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jon Cleve Long, whose name as Administrator of the Estate of Helen Long Thompson, 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, as such Administrator and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 20th day of September, 2013.

Mullen R. Gentry
Notary Public

My Commission Expires: 9/12/15



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Estate of Helen Long Thompson
Mailing Address 183 Honeycutt Road
Remlap, AL 35133

Grantee's Name: Vernon O. Gay, Jr. & Rebecca M. Gay
Mailing Address: 570 Hwy 63
Calera, AL 35040

Property Address: 10480 Highway 25
Calera, AL 35040

Date of Sale 9-20-13
Total Purchase Price \$ 25,000.00
or
Actual Value \$ _____
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 9-20-13

× Sign

Jon Cleve Long
(Grantor/Grantee/Owner/Agent) circle one

Print

Jon Cleve Long

Unattested

(Verified by)

Form RT-1

20130923000382880 2/2 \$19.00
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