

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:

Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Martin Gibson

P O Box 64

Vincent AL 35178

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FIFTY TWO THOUSAND EIGHT HUNDRED EIGHTY DOLLARS and NO/00 (\$152,880.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***Martin Gibson, a single man*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Stephen F. Gibson, Rhonda Kay Hanner and Anita Kay Massey*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit A for Legal Description.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2013.
2. Easements, restrictions, rights of way, and permits of record.

Parcel 3 of the attached constitutes no part of the homestead of the Grantor.

Doris Gibson is deceased, having died on February 9, 2010.

Martin Gibson reserves a Life Estate in and to the following described property.

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, 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, heirs, executors and assigns forever, against the lawful claims of all persons.

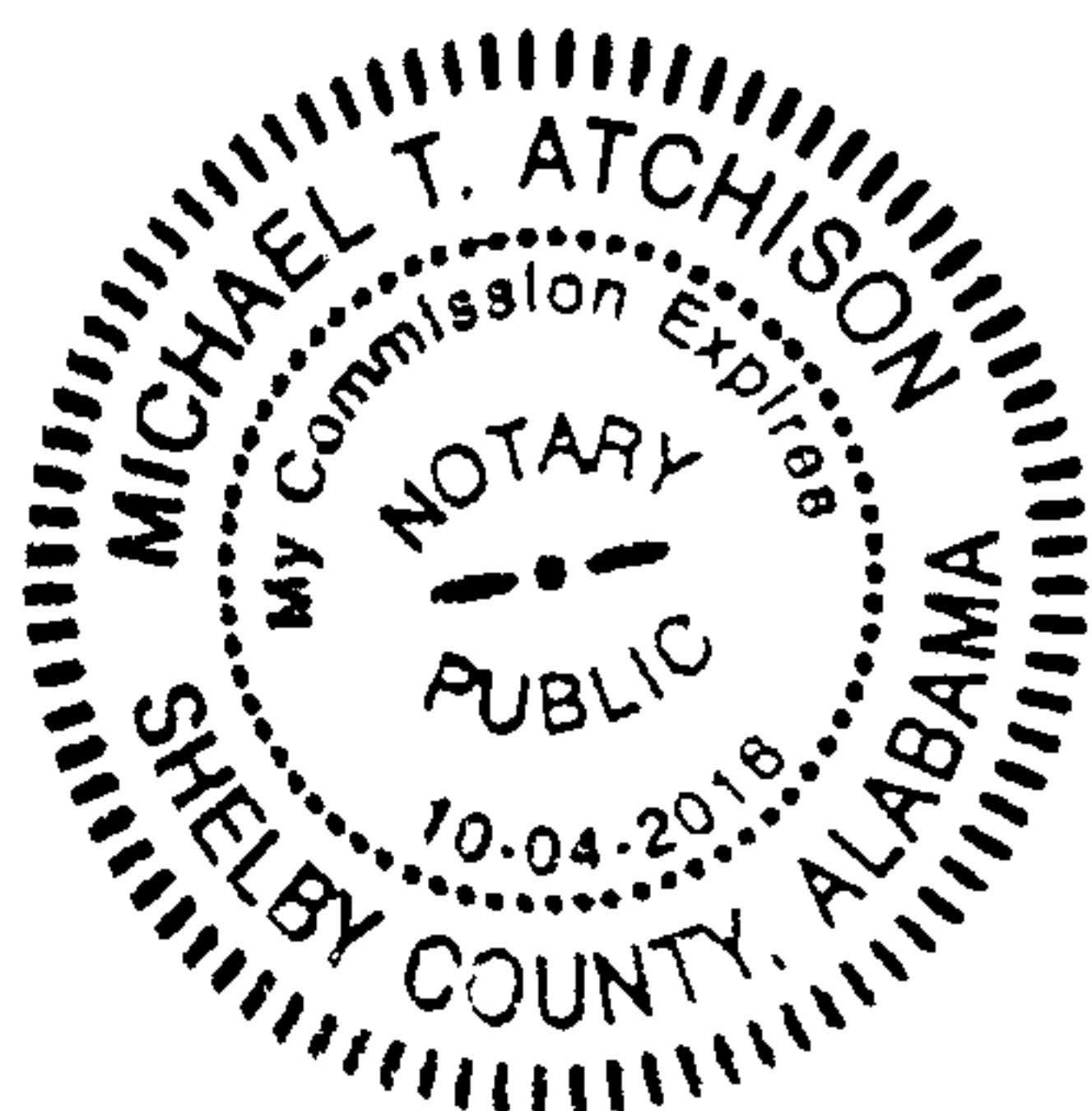
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of November, 2013.

Martin Gibson
Martin Gibson

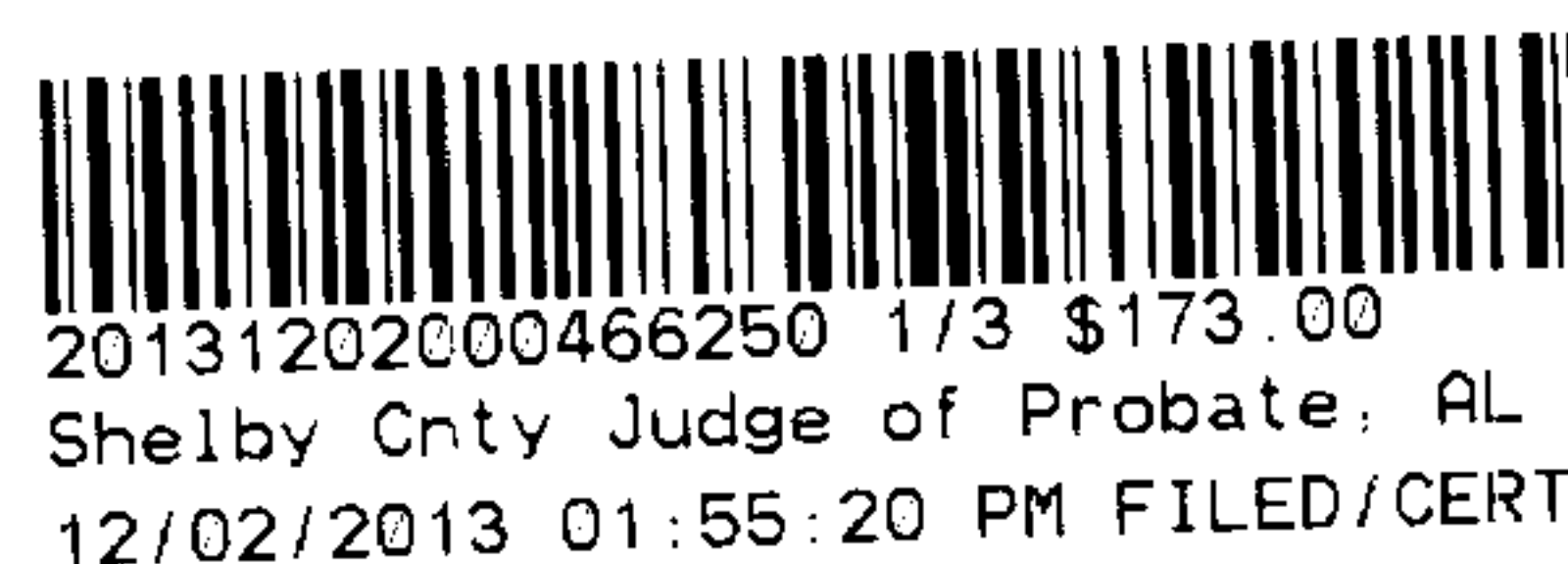
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Martin Gibson***, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of November, 2013.



Michael T. Atchison
Notary Public
My Commission Expires: 10-4-16



Shelby County, AL 12/02/2013
State of Alabama
Deed Tax: \$153.00

EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22 Township 19 South Range 2 East said point also being point of beginning, run thence Easterly along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section to a point lying 10 feet East of the NE line of paved drive as shown on survey of Simmons Surveying dated February 20, 2004. Run thence in a NW direction along a line being 10 feet Northeasterly of above described paved drive to the intersection of said line with the West boundary of the above described SW $\frac{1}{4}$ of NW $\frac{1}{4}$ thence run Southernly along said West boundary to the point of beginning.

Situated in Shelby County, Alabama

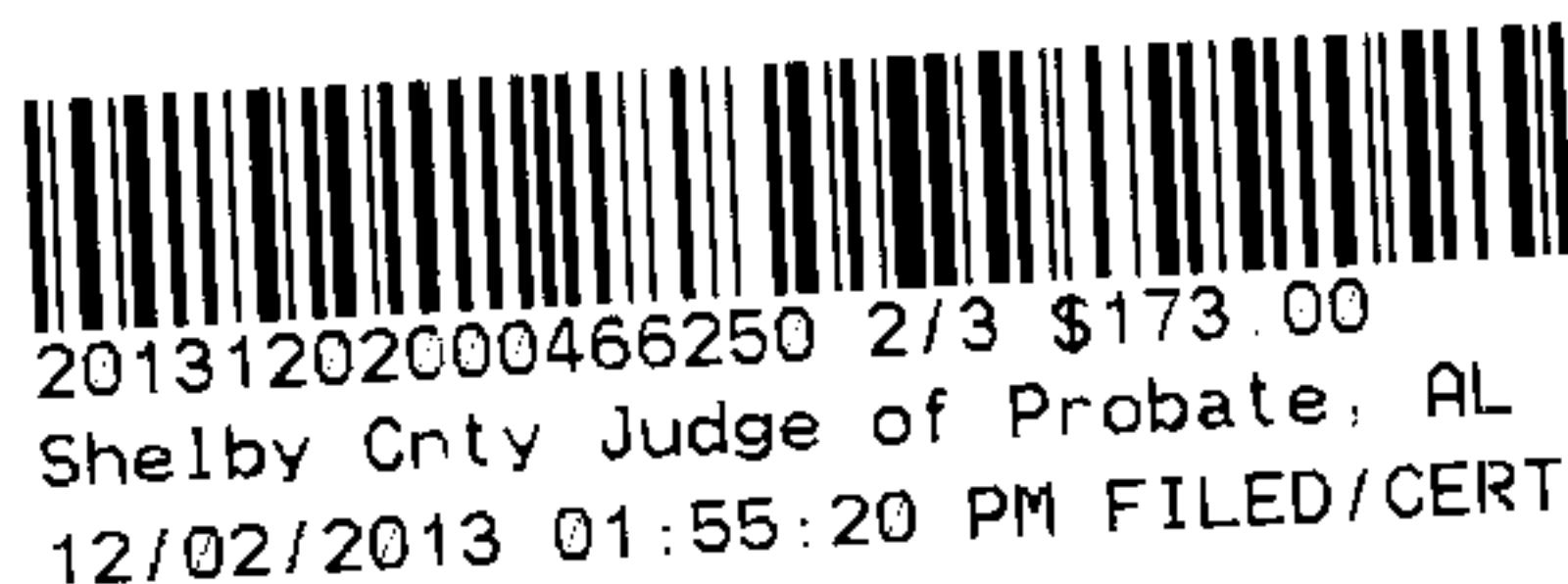
Parcel 2

The East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

Parcel 3

southeast corner of

Commence at an iron stob located in the/intersection of College Street and Blue Springs road, the same being the northwest corner of a lot heretofore conveyed to James Jackson Fleming and Faye Fleming; run thence south along the east line of College Street 100 feet to the southwest corner of James Jackson Fleming and Faye Fleming lot to the point of beginning of the lot herein conveyed; thence continue south along the east line of College Street 100 feet to the north line of Tucker Street; thence run east along the north line of Tucker Street 132 feet; thence north and parallel with College Street 100 feet to the south line of said Fleming lot; thence west along the south line of said Fleming lot 132 feet 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	<u>Martin Gibson</u>	Grantee's Name	<u>Stephen Gibson</u>
Mailing Address	<u>P.O. Box 64</u> <u>Vincent AL 35178</u>	Mailing Address	<u>P.O. Box 72</u> <u>Vincent AL 35178</u>
Property Address	<u>134 Gibson Pike</u> <u>Vincent</u>	Date of Sale	<u>11-25-13</u>
		Total Purchase Price \$	<u>152,880</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<u>G. Gibson</u>

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	<u>11-25-13</u>	Print	<u>M. K. Gibson</u>
Unattested		Sign	<u>M. K. Gibson</u>
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	

