


Send Tax Notice To: COMMERCIAL DEVELOPMENT  
AUTHORITY OF ALABASTER  
1953 Municipal Way  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**

  
20140325000082380 1/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
03/25/2014 09:36:55 AM FILED/CERT

STATE OF ALABAMA       )  
SHELBY COUNTY         )

*KNOW ALL MEN BY THESE PRESENTS*, That in consideration of the sum of One Hundred Forty Four Thousand Dollars (\$144,000.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Victoria Gibbs and Steve Gibbs, wife and husband**, (herein referred to as Grantor), do grant, bargain, sell and convey unto **The Commercial Development Authority of the City of Alabaster** (herein referred to as Grantee), the real estate described and which is situated in Shelby County, Alabama, to wit:

**A parcel of land in Shelby County, Alabama, lying in the Southeast ¼ of Section 12, Township 21 South, Range 3 West, more particularly described as follows:**

**Commence at the Southwest corner of the Northeast ¼ of the Southeast ¼ of Section 12, Township 21 South, Range 3 West and run Southwesterly a distance of 50.0 feet, more or less, to the center point of Tower 183 of the Lock 12-to-Birmingham transmission line of Alabama Power Company; turn an angle to the left of 53 degrees 19 minutes and proceed for a distance of 496.1 feet to a point in the CSX Railroad right of way; turn an angle of 66 degrees 17 minutes to the left and proceed for a distance of 154.5 feet to a point on the North right of way of Old U.S. Highway 31, the point of beginning; turn an angle to the left of 10 degrees 01 minutes and proceed for a distance of 236.95 feet; turn an angle to the right of 88 degrees 13 minutes 23 seconds and proceed for a distance of 137.80 feet; turn an angle to the right of 100 degrees 06 minutes 58 seconds and proceed for a distance of 235.00 feet to said right of way; turn an angle to the right of 76 degrees 51 minutes 31 seconds to the chord of a curve to the right having a radius of 3557.01 feet, a central angle of 1 degrees 40 minutes 22 seconds and a chord length of 104.02 feet; proceed along the arc of said curve for a distance of 104.02 feet to the point of beginning.**

- This conveyance is made subject to:
1. Taxes not yet due and payable.
  2. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
  3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term 'encroachment' includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

**Victoria G. Keeley is one and the same person as Victoria Gibbs.**

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns, forever.

And said Grantors do for themselves, their heirs, successors and assigns, covenant with said grantee, his, her or their heirs, successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant

and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hand and seal, this the 24 day of March, 2014.

**VICTORIA GIBBS**

 (Seal)

**STEVE GIBBS**

 (Seal)

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that VICTORIA GIBBS and STEVE GIBBS, wife and husband, whose name 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 said conveyance, he executed the same voluntarily and as his own act.


Given under my hand and official seal this 24<sup>th</sup> day of March, 2014.

[SEAL]

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: December 15, 2014

THIS INSTRUMENT PREPARED BY:

Jeffrey W. Brumlow, Esq.  
**Morris & Brumlow, P.C.**  
137 Main Street, Ste 202  
Trussville, AL 35173  
(205) 661-3643

  
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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 Victoria G. Gibbs  
Mailing Address 1715 Old Hwy 31  
Alabaster, AL 35007

Grantee's Name Commercial Development Authority of the  
Mailing Address the City of Alabaster  
1953 Municipal Way  
Alabaster, AL 35007

Property Address 1715 Old Hwy 31  
Alabaster, AL 35007

Date of Sale March 24, 2014  
Total Purchase Price \$ 144,000.00

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,

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 24 March 2014

Print

Victoria Gibbs

Sign Victoria Gibbs

Victoria Gibbs

(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)