



20140630000197340 1/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
06/30/2014 11:00:46 AM FILED/CERT

File: 14008

# STATUTORY WARRANTY DEED

**THIS INSTRUMENT PREPARED  
BY: W. Eric Pitts, Esq., W. Eric Pitts  
LLC, P.O. Box 280; Alabaster, AL  
35007; (205) 621-7624. No title  
opinion requested, none rendered.**

KNOW ALL MEN BY THESE PRESENTS, that Phyllis Carol Gamble, who has duly qualified and has been duly and legally appointed by the Probate Court of Shelby County, Alabama, as Personal Representative of the Will and Estate of Philis Gamble, deceased, Shelby County Probate Case No. PR-2013-000844, and who is now acting as such Personal Representative (hereinafter "GRANTOR"), for and in consideration of the sum of **\$90,000.00**, to her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR, as such Personal Representative, hereby grants, bargains, sells and conveys to Jorge Salguero (hereinafter "GRANTEE"), that property and interest described as follows:

**See Exhibit A attached hereto.**

\*\*Phillis Gamble, who is one and same as and also known as Phyllis E. Gamble, was the surviving grantee of deed recorded in Book 277, Page 33. Ethel G. Gamble having died on or about April 20, 2001.\*\*

**SUBJECT TO, EXCEPT AND RESERVING:** (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

**TO HAVE AND TO HOLD** the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

**GRANTOR HAS HERETO** set her hand and seal on May 31, 2014.

Phyllis Carol Gamble, as Personal Representative  
of the Estate of Philis Gamble, Deceased,  
Shelby County, Alabama Probate Court  
Case No. PR-2013-000844

STATE OF NORTH CAROLINA  
COUNTY OF Rowan

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Phyllis Carol Gamble, whose name is signed to the foregoing instrument as the Personal Representative of the Will and Estate of Philis Gamble, deceased, Shelby County Probate Court Case No. PR-2013-000844 and who is known to me, acknowledged before me on this day that being informed of the contents of the said instrument, she executed the same voluntarily and as such Personal Representative acting with full authority on the day and year set forth above.

GIVEN UNDER MY HAND, on May 29, 2014.

## NOTARY PUBLIC

449-12-9-2017

Shelby County, AL 06/30/2014  
State of Alabama  
Deed Tax: \$90.00

**EXHIBIT "A"**

**LOT 1, SECTOR 2 OF FALL ACRES SUBDIVISION, SITUATED AND BEING A PART OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 21, RANGE 3 WEST, ALABASTER, SHELBY COUNTY, ALABAMA, ACCORDING TO THE MAP RECORDED IN MAP BOOK 5, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**ALSO A PART OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 21, RANGE 3 WEST, DESCRIBED AS FOLLOWS: FROM THE NE CORNER OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  OF SAID SECTION 3, RUN SOUTHERLY ALONG THE EAST BOUNDARY LINE OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  FOR 250 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTHERLY ALONG THE EAST BOUNDARY OF THE SE  $\frac{1}{4}$  OF THE NE  $\frac{1}{4}$  A DISTANCE OF 50 FEET; THENCE TURN AN ANGLE OF  $91^{\circ}44\frac{1}{2}'$  TO THE RIGHT AND RUN WESTERLY 203.3 FEET; THENCE TURN AN ANGLE OF  $88^{\circ}15\frac{1}{2}'$  TO THE RIGHT AND RUN NORTHERLY 50.0 FEET; THENCE TURN AN ANGLE OF  $91^{\circ}44\frac{1}{2}'$  TO THE RIGHT RUN NORTHERLY 50.0 FEET; THENCE TURN AN ANGLE OF  $91^{\circ}44\frac{1}{2}'$  TO THE RIGHT AND RUN EASTERLY 203.3 FEET TO THE POINT OF BEGINNING.**



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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 Phyllis Cary / Grumble  
Mailing Address as Personal Representative  
435 12th St SW  
Albaster AL 35007

Grantee's Name Jorge Saguero  
Mailing Address 426 12th St SW  
Alabaster, AL 35007

Property Address 435 12th St SW  
Alabaster AL 35007

Date of Sale May 29, 2014  
Total Purchase Price \$ 10,000.00  
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

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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, i 20140630000197340 3/3 \$110.00

Date of Sale - the date on which interest to the property was conveyed. 06/30/2014 11:00:46 AM FILED/CERT

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.

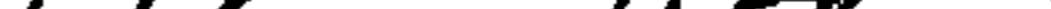
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 5/29/14

Print W. S. & P. O.

## Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one