

This instrument prepared:
Inge Tingle
Alabama Title Co., Inc.
2233 Second Avenue North
Birmingham, Alabama 35203

Send Tax Notice To:
Shelby Investments, LLC
c/o Mr. Tim Webster
2464 Glasscott Point
Hoover, Alabama 35226

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100s (\$10.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **BRYAN DALE GAMBLE**, herein referred to as GRANTOR, do grant, bargain, sell and convey unto, **SHELBY INVESTMENTS, LLC**, a Georgia limited liability company, herein referred to as GRANTEE, the following described real estate, situated in Shelby County Alabama, to wit:

Lot 1, according to Gamble's Survey, as recorded in Map Book 37, Page 144, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property is not the homestead of grantor.


Subject To:


1. Taxes for the year 2014 and subsequent years;
2. Less and except any portion of subject property lying within Brown Road.
3. Restrictions, conditions and easements as set forth in Map Book 37, Page 144.
4. Subject to a non-exclusive 60 foot easement for ingress and egress as set forth in Instrument #20060103000001700.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities as set forth in deed recorded in Instrument #20060103000001700.

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

And I do for myself and for my heirs, executors and administrators, covenant with said GRANTEE, its successors and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **18th** day of **July, 2014**.


20140721000221940 1/3 \$35.00
Shelby Cnty Judge of Probate, AL
07/21/2014 09:47:47 AM FILED/CERT

By: 
Bryan Dale Gamble


General Acknowledgment

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bryan Dale Game**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **18th** day of **July 2014**.

My Commissions Expires: 5-13-2017



Notary Public


20140721000221940 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
07/21/2014 09:47:47 AM FILED/CERT

Shelby County, AL 07/21/2014
State of Alabama
Deed Tax: \$15.00

Real Estate Sales Validation Form

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

Grantor's Name DALE GAMBLE
Mailing Address 21973 Highway 216
McCalla, AL 35111

Grantee's Name Shelby Investments, LLC
Mailing Address 2464 Glasscott Point
Hoover, AL 35226

Property Address Lot 1, Gamble's Survey
MB 37, Pg 144

Date of Sale July 18, 2014
Total Purchase Price \$ \$15,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20140721000221940 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
07/21/2014 09:47:47 AM FILED/CERT

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 7/18/14

☐ Unattested

(verified by)

Print Laurie Boston Sharp, Closing Atty.
Sign [Signature] Atty.
(Grantor/Grantee/Owner/Agent) circle one