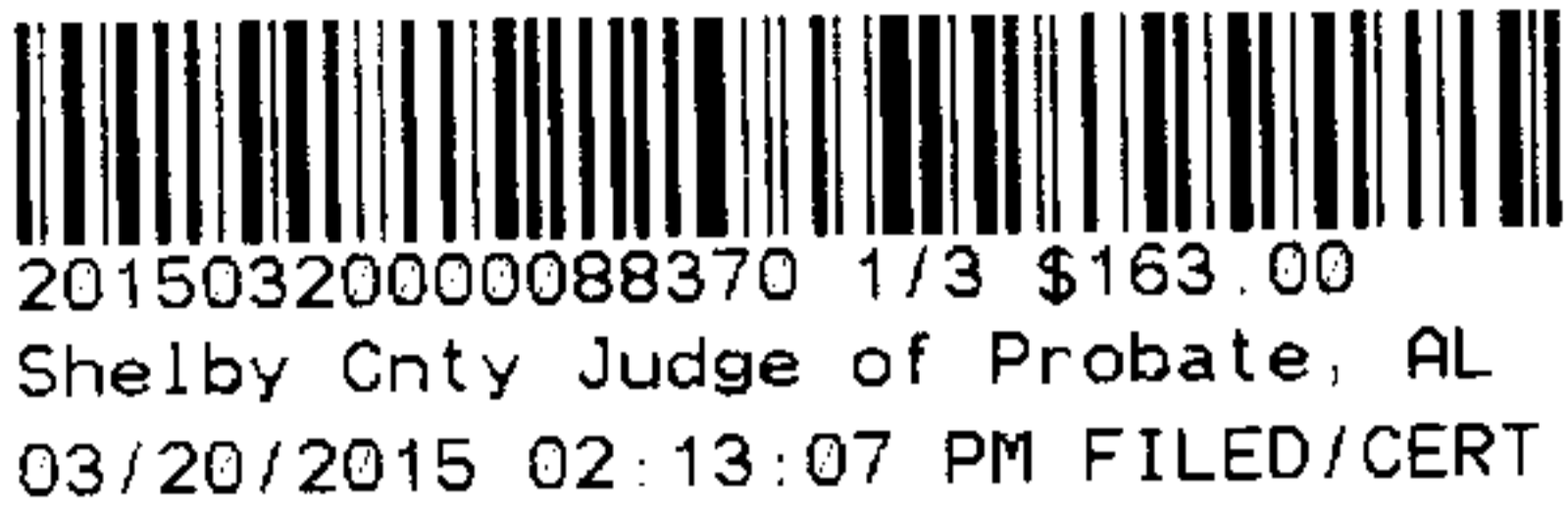


This instrument was prepared by:  
Gilbert M. Sullivan, Jr.  
Gilbert M. Sullivan, Jr. PC  
2100-C Rocky Ridge Road  
Birmingham, Alabama 35216  
(205) 979-6260

SEND TAX NOTICE TO:  
  
The Entrust Group, Inc.  
FBO Conrad Eric Brooks Account # 7230012087  
555 12<sup>th</sup> Street, Suite 1250  
Oakland, CA 94607

WARRANTY DEED



STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$142,000 (One Hundred Forty-Two Thousand Dollars and no/100 dollars)** and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **KATHY PALMER and MARK GAMBLE as TRUSTEES OF THE ANN L. GAMBLE IRREVOCABLE MANAGEMENT TRUST DATED APRIL 4, 2007**, (herein referred to as "Grantor," whether one or more), grant, bargain, sell and convey unto **THE ENTRUST GROUP, INC. FBO CONRAD ERIC BROOKS** [REDACTED] (herein referred to as "Grantee," whether one or more), all of its rights, title and interests in the following described real estate, situated in SHELBY County, Alabama, to-wit:

**Lot 519, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, in the Probate Office of SHELBY County, ALABAMA.**

**Parcel ID No: 23-2-09-0-006-008.000**

**Subject to existing easements, restrictions, permits, mortgages, set-back lines, rights of ways or limitations, if any, of record.**

**Subject to unpaid ad valorem taxes for the current tax year**

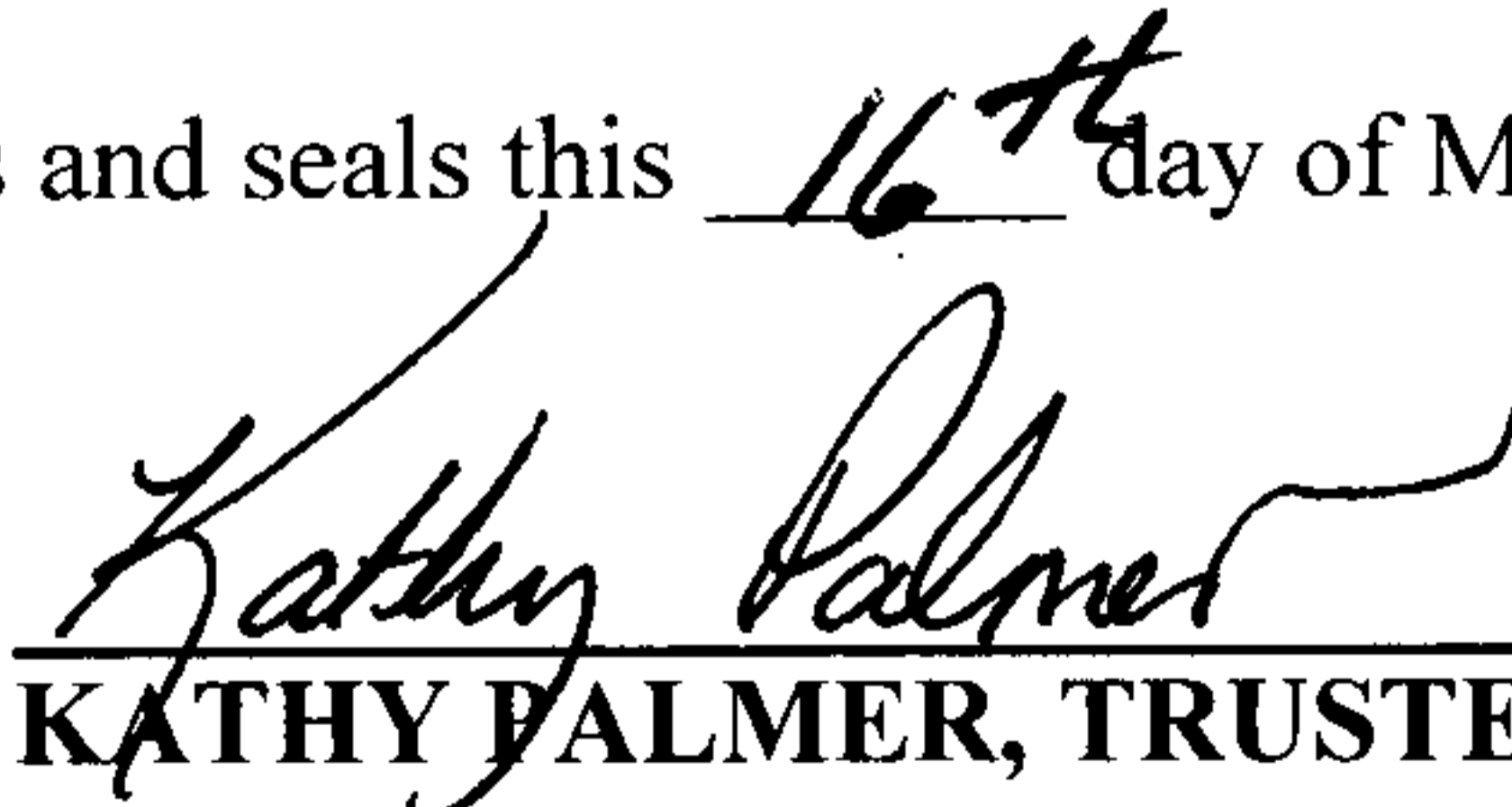
**THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.**

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

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 Grantee, its heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, We have hereunto set our hands and seals this 16<sup>th</sup> day of March, 2015.

Shelby County, AL 03/20/2015  
State of Alabama  
Deed Tax: \$142.00

  
\_\_\_\_\_  
**KATHY PALMER, TRUSTEE**  
**ANN L. GAMBLE IRREVOCABLE**  
**MANAGEMENT TRUST DATED APRIL 4, 2007**

  
\_\_\_\_\_  
**MARK GAMBLE, TRUSTEE**  
**ANN L. GAMBLE IRREVOCABLE**  
**MANAGEMENT TRUST DATED APRIL 4, 2007**

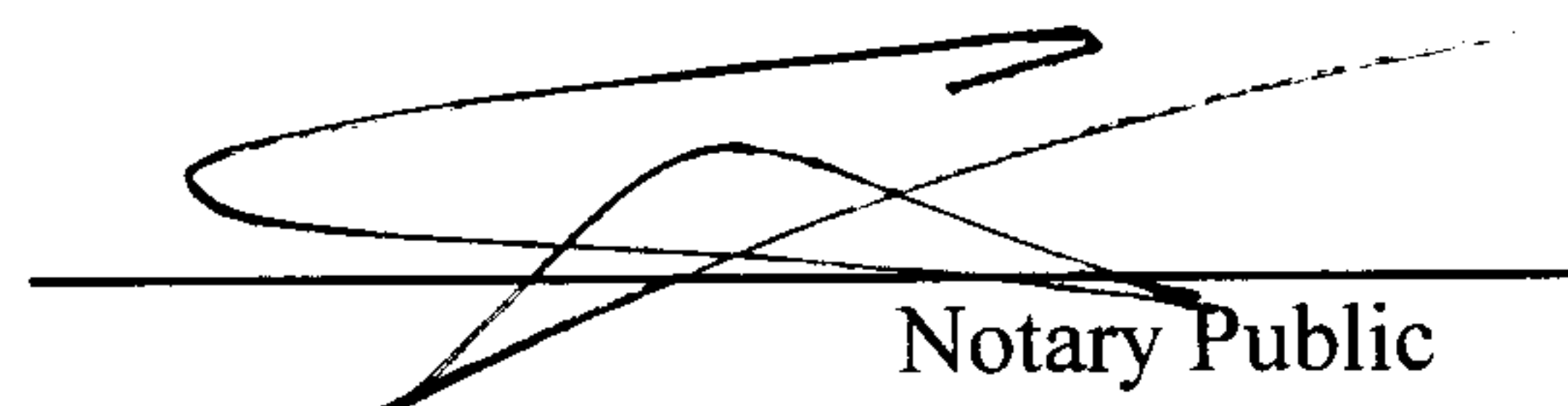
STATE OF ALABAMA  
SHELBY COUNTY

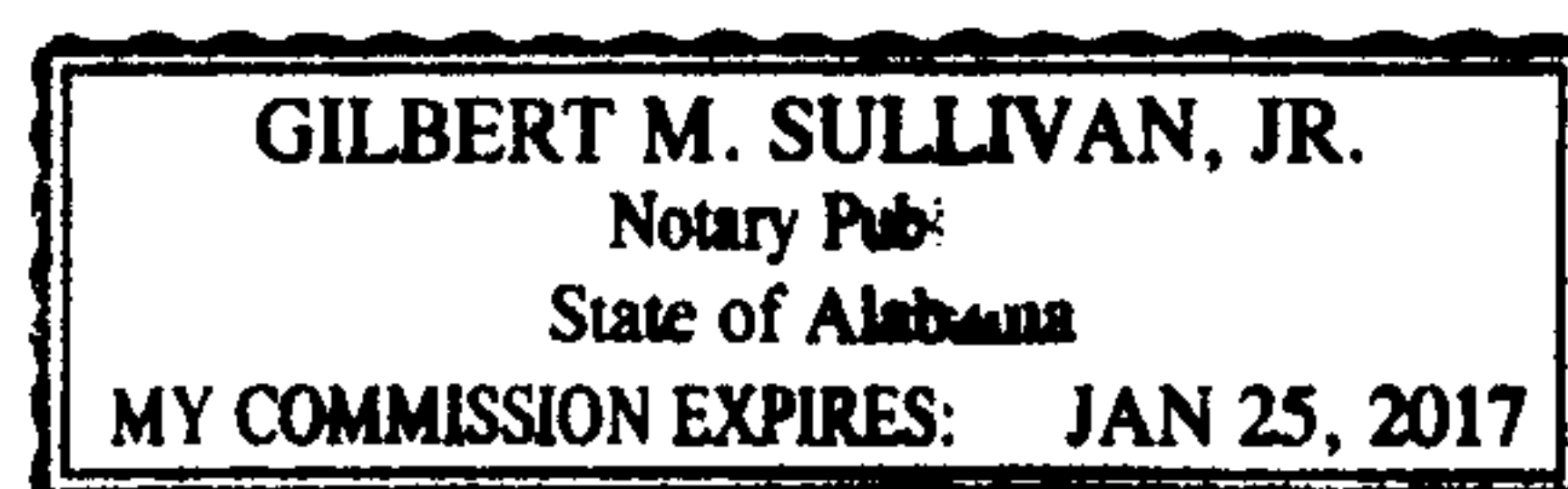
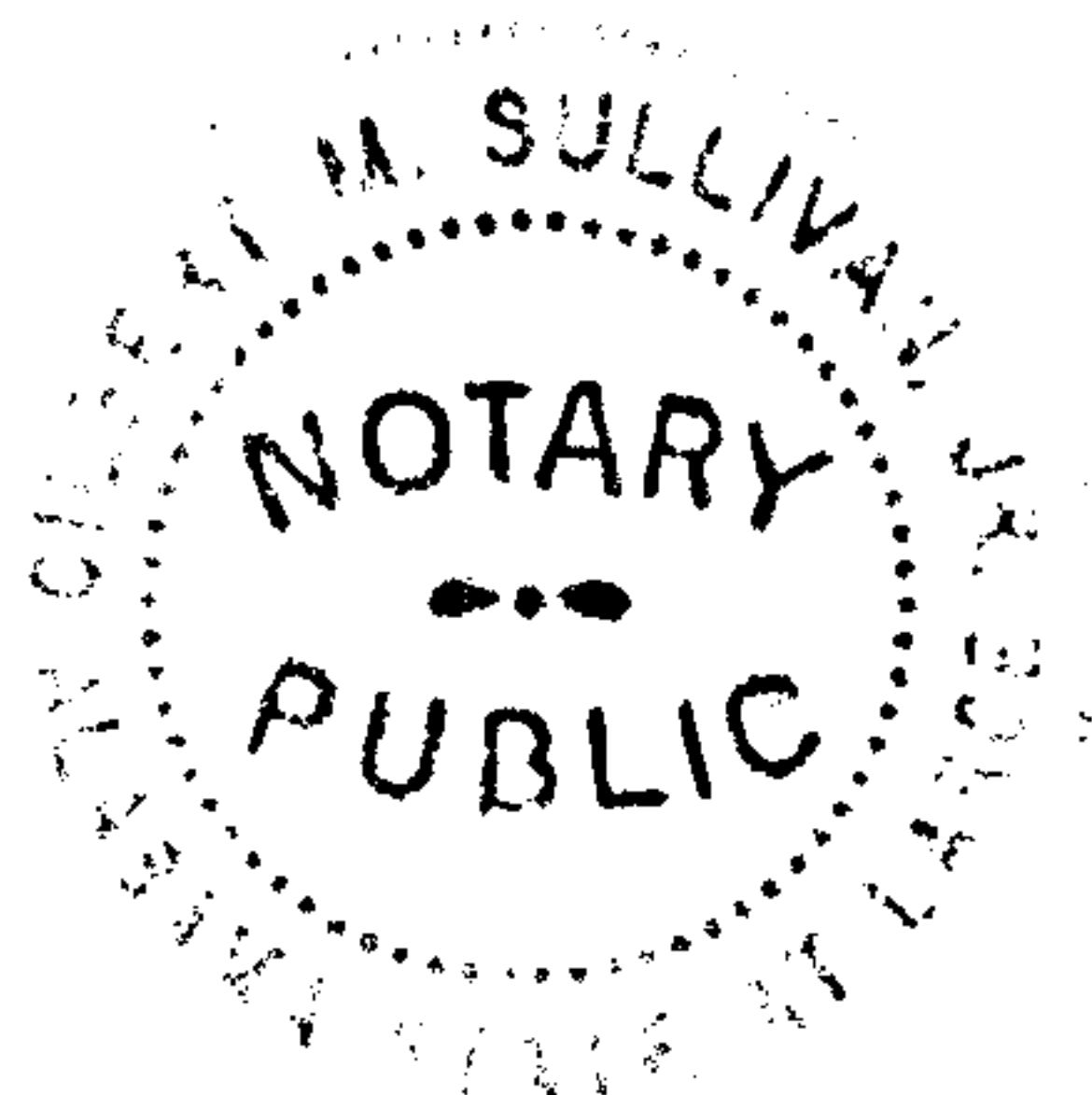
  
20150320000088370 2/3 \$163.00  
Shelby Cnty Judge of Probate, AL  
03/20/2015 02:13:07 PM FILED/CERT

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **KATHY PALMER and MARK GAMBLE as TRUSTEES OF THE ANN L. GAMBLE IRREVOCABLE MANAGEMENT TRUST DATED APRIL 4, 2007**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public



# Real Estate Sales Validation Form

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

Grantor's Name ANN GAMBLE FOREV. MGT TRUST Grantee's Name THE ENTNUST GROUP, INC  
Mailing Address KATHY PALMER, TRUSTEE Mailing Address ERD CONRAD ERIC BROOKS  
241 LACEY AVE 555 12th ST. SUITE 1250  
MAYLENE, AL 35114 OAKLAND, CA 94607

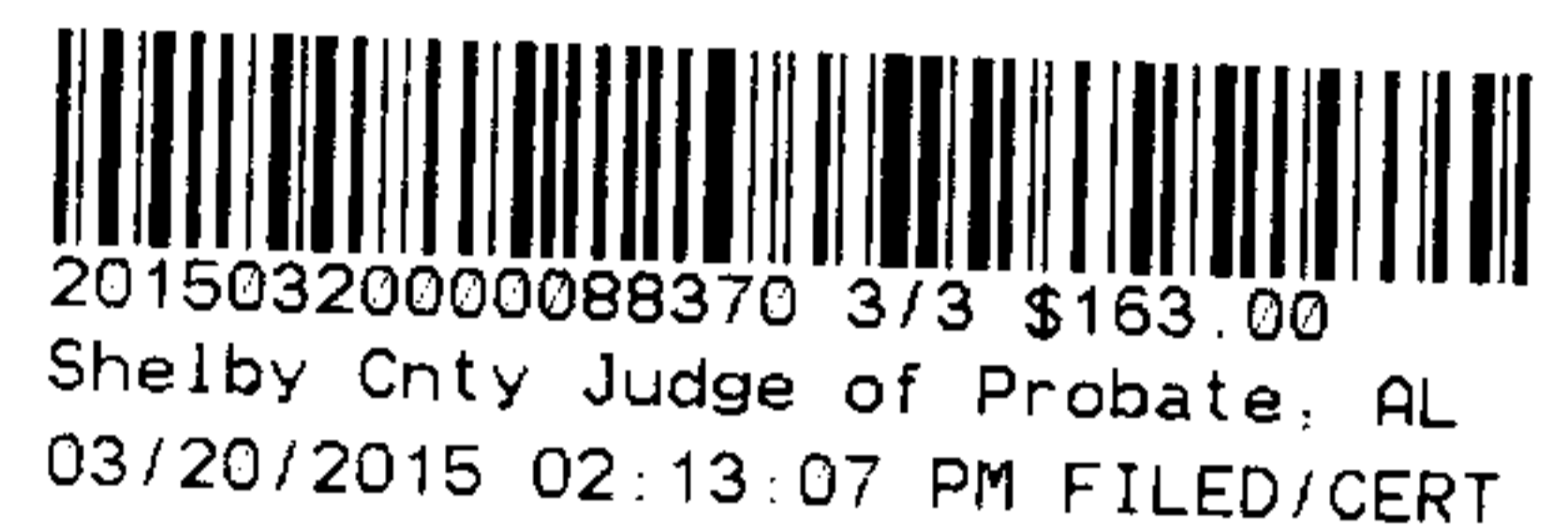
Property Address 331 SWEETLEAF DRIVE Date of Sale 3/16/15  
MAYLENE, AL 35114 Total Purchase Price \$ 142,000.  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

PANCEZ ID. 23-2-09-D-006-008

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 3/16/15 Print ANN GAMBLE FOREVOCABLE TRUST  
KATHY PALMER, TRUSTEE  
Unattested Sign Kathy Palmer  
(verified by) (Grantor/Grantee/Owner/Agent) circle one