

THIS INSTRUMENT PREPARED BY:

Robert T. Gardner, Esq.
BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, P.C.
420 Twentieth Street North
Suite 1600
Birmingham, AL 35203

SEND TAX NOTICE TO:

Richard Thomas Gory, Sr.
1155 Country Club Circle
Hoover, Alabama 35244

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF BAKER, DONELSON, BEARMAN, CALDWELL & BERKOWITZ, P.C., BY EITHER GRANTORS OR GRANTEES, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Richard Thomas Gory, Sr.** and **Johnnie Ruth Gory** (also known as Johnnie R. Gory) (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto **Richard Thomas Gory, Sr.** and **Johnnie Ruth Gory** (also known as Johnnie R. Gory) (herein referred to as "Grantees"), the following described real estate to be owned by Grantees as tenants-in-common, situated in Shelby County, Alabama, to-wit:

Lot 2740, according to the Survey of Riverchase Country Club, 27th Addition as recorded Book 11, Page 56 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 2010 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

(Source of Title: Instrument # 1999-20409 Probate Office of Shelby County Alabama)

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

Grantors do for themselves and for their heirs, executors, administrators and assigns, covenant with the said Grantees, their heirs, executors, administrators and assigns, that Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; that Grantors will and their heirs, executors, and administrators shall warrant and

defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Said property is the homestead of the Grantors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the 25th day of JANUARY, 2010.

Richard Thomas Gory, Sr.
Richard Thomas Gory, Sr.

Johnnie Ruth Gory
Johnnie Ruth Gory

STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard Thomas Gory, Sr., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me 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 as of the 25th day of January, 2010.

Jelicia R. Strother
Notary Public

My Commission Expires:



20151222000435220 2/4 \$386.50
Shelby Cnty Judge of Probate, AL
12/22/2015 08:45:56 AM FILED/CERT

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: Nov 18, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA)
Shelby COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Johnnie Ruth Gory, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, she

executed the same voluntarily on the day the same bears date.

Given under my hand and official seal as of the 25th day of January, 2010.

Jelicia R. Shother
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 18, 2012
BONDED THRU NOTARY PUBLIC UNDERWRITERS



20151222000435220 3/4 \$386.50
Shelby Cnty Judge of Probate, AL
12/22/2015 08:45:56 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Richard Thomas Gory Sr. &
Mailing Address Johnnie Ruth Gory
1155 Country Club Cir.
Hoover, AL 35244

Grantee's Name Richard Thomas Gory Sr. &
Mailing Address Johnnie Ruth Gory
1155 Country Club Cir.
Hoover, AL 35244

Property Address 1155 Country Club Cir.
Hoover, AL 35244

Date of Sale Jan. 25, 2011
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 363,400.00



20151222000435220 4/4 \$386.50
Shelby Cnty Judge of Probate, AL
12/22/2015 08:45:56 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 ☐ Appraisal
☐ Sales Contract ☒ Other tax assessors valuation
☐ Closing Statement

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 12/16/15

Print ROBERT GARON

☐ Unattested

Jackie Couch
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one