

This instrument prepared by:  
Sandy F. Johnson  
3170 Highway 31 South  
Pelham, AL 35124

SEND TAX NOTICE TO:  
Gilbert E. Gray  
127 Sterling Park Dr  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**

**20160309000075660**

**03/09/2016 11:17:29 AM**

**DEEDS 1/2**

**STATE OF ALABAMA** )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Sixty Thousand And No/100 Dollars (\$60,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jalea N. Childs and Eric D. Childs, wife and husband, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Gilbert E. Gray (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

Lot 95, according to map of Sterling Gate, Sector 5, as recorded in Map Book 37, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Forty-Six Thousand And No/100 Dollars (\$46,000.00) of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on February 11, 2016.

*Jalea N. Childs*

Jalea N. Childs

*Eric D. Childs by Jalea N. Childs*

Eric D. Childs by Jalea N. Childs,  
her Attorney-in-Fact

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

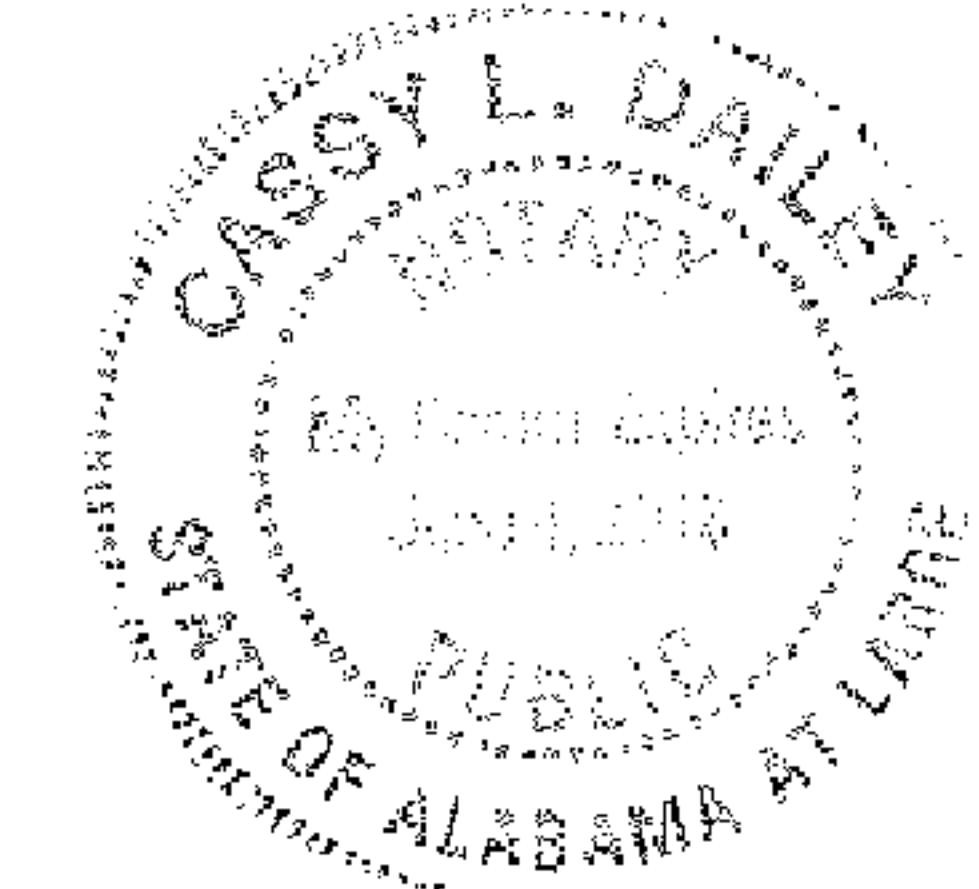
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jalea N. Childs, individually, and as Attorney in Fact for Eric D. Childs, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she, individually, in his/her capacity as such Attorney in Fact and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on the 7th day of March, 2016.

*Casey L. Dailey*

Notary Public

My commission expires:



Real Estate Sales Validation Form  
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

20160309000075660 03/09/2016 11:17:29 AM DEEDS 2/2

Grantor's Name Jalea N. Childs and Eric D. Childs Grantee's Name Gilbert E. Gray, II  
Mailing Address 135 Sterling Park Drive Alabaster, AL 35007 Mailing Address 127 Sterling Park Dr Alabaster, AL 35007

Property Address 135 Sterling Park Drive Alabaster, AL 35007 Date of Sale February 11, 2016  
Total Purchase Price \$60,000.00  
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  Appraisal  
 Sales Contract  Other:  
 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 - Jalea N. Childs and Eric D. Childs, 135 Sterling Park Drive, Alabaster, AL 35007.

Grantee's name and mailing address - Gilbert E. Gray, II, .

Property address - 135 Sterling Park Drive, Alabaster, AL 35007

Date of Sale - February 11, 2016.

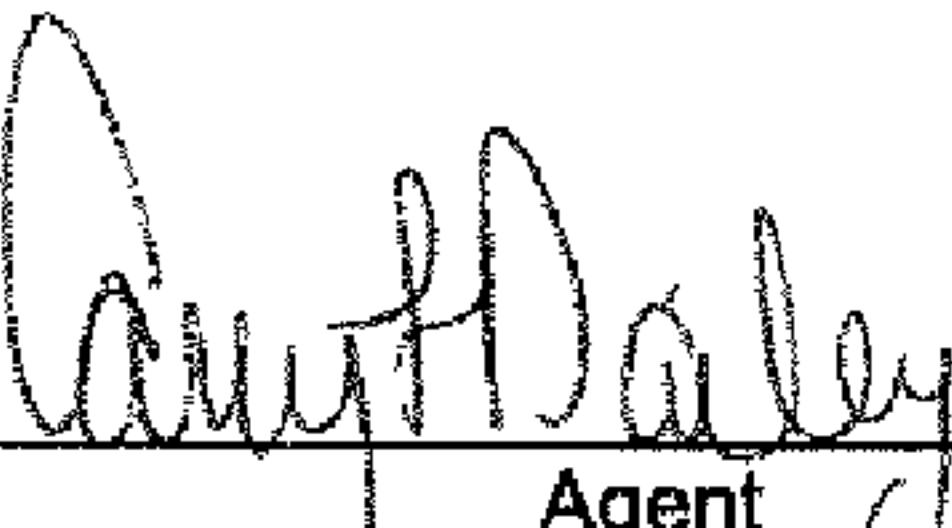
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: February 11, 2016

Sign   
Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/09/2016 11:17:29 AM  
\$31.00 CHERRY  
20160309000075660

