

VALUE: _____

SEND TAX NOTICE TO:

Allen Ramsey Gore and Gary Russell Gore

240 Stayman Park

Fayetteville, GA 30215

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Daphene Bentley Gore**, a single woman (herein referred to as Grantor), grant, bargain, sell, and convey unto **Allen Ramsey Gore** and **Gary Russell Gore** (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel 1 (Tax Parcel ID 21 6 24 3 001 045.000)

Commence at the northeast corner of NE 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West; thence north 16 deg. 47 min. west a distance of 124.10 feet to the point of beginning of the property herein conveyed; said point being marked by an iron pin on the west right of way line of Alabama State Highway 25; thence north 60 deg. 05 min. West a distance of 199.52 feet to an iron pin; thence north 28 deg. 25 min. East a distance of 111.17 feet to an iron pin; thence south 73 deg. 53 min. East a distance of 190.45 feet to an iron pin on the west right of way line of Alabama State Highway 25; thence south 23 deg. 29 min. west along said right of way line a distance of 157.55 feet to the point of beginning. Said land lying in the SE 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, in the town of Columbiana, Alabama.

Parcel 2 (Tax Parcel ID 16 9 30 0 000 010.000)

A parcel of land in the SE 1/4 of NW 1/4 of Section 30, Township 20 South, Range 1 East, more particularly described as follows: Beginning at a point 20 feet south of the point of intersection of a branch, known as Saw Mill Branch, with the West line of a road known as Stinson Road, and run South along West line of Stinson Road a distance of 273 feet; thence run West 137 feet; thence run North 150 feet; thence in a Northeasterly direction a distance of 192 feet, more or less, to point of beginning, containing 8/10 acre, more or less.

Parcel 3 (Tax Parcel ID 16 9 30 0 000 014.000)

The NE 1/4 of the NW 1/4 of the SW 1/4 of Section 30, Township 20 South, Range 1 East.

Shelby County, AL 04/06/2016
State of Alabama
Deed Tax: \$176.00


20160406000110890 1/3 \$196.00
Shelby Cnty Judge of Probate, AL
04/06/2016 09:47:03 AM FILED/CERT

Parcel 4 (Tax Parcel ID 21 6 24 4 001 017.001)

Lot 2 of Bentley Subdivision, as recorded in Map Book 34, Page 37, in the Probate Office of Shelby County, Alabama.

Parcel 5

Commence at the Southeast corner of the Southeast Quarter of the Southwest Quarter, Section 24, Township 21 South, Range 1 West; thence run North 67 deg. 49 min. West a distance of 90.5 feet to a point on the West Right of Way line of Highway 25; thence turn an angle of 24 deg. 07 min. to the right and run a distance of 201.43 feet to the point of beginning; of the property herein conveyed; thence turn an angle of 74 deg. 57 min. to the right and run a distance of 64 feet; thence turn an angle of 1 deg. 52 min. to the right and run a distance of 99.25 feet; thence turn an angle of 120 deg. 55 min. to the left and run a distance of 262.30 feet; thence turn an angle of 128 deg. 34 min. to the left and run a distance of 191.70 feet; thence turn an angle of 2 deg. 13 min. to the right and run a distance of 51.5 feet; thence turn an angle of 114 deg. 36 min. to the left and run a distance of 56.10 feet to the point of beginning, situated in the Southeast Quarter of the Southwest Quarter of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

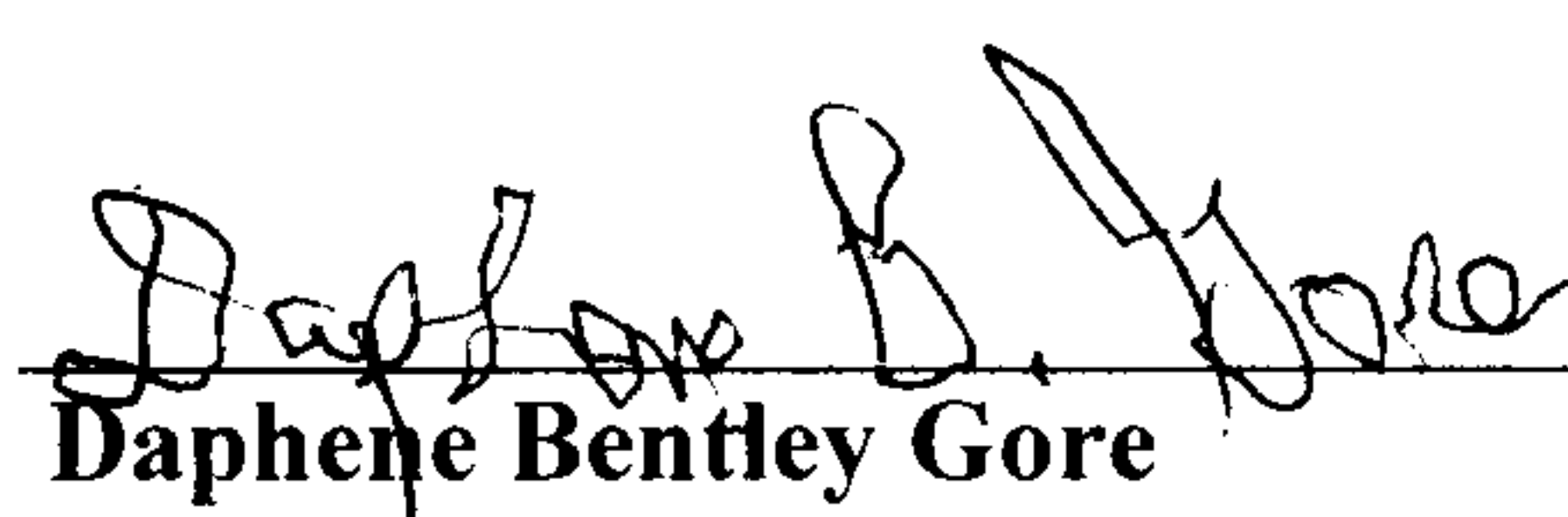
It is intended to describe and convey all real property owned by Grantor in Shelby County, Alabama, or any and all interest owned by Grantor therein, whether correctly described herein or not.

(Descriptions supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs 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 a 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of February, 2011.


Daphene Bentley Gore



**STATE OF GEORGIA
FAYETTE COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daphene Bentley Gore**, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, 2011.



Notary Public


20160406000110890 2/3 \$196.00
Shelby Cnty Judge of Probate, AL
04/06/2016 09:47:03 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 Daphene Bentley Gore
Mailing Address 240 Stayman Park
Fayetteville, GA 30215

Grantee's Name Allen Ramsey Gore
Mailing Address Gary Russell Gore
240 Stayman Park
Fayetteville, GA 30215

Property Address unknown

Date of Sale 02-20-2011

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$175,900.00



20160406000110890 3/3 \$196.00
Shelby Cnty Judge of Probate, AL
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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 Assessor's Market Value based on
Tax Year 2015

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 04-05-2016

Print Frank C. Ellis, Jr.

Unattested

Paula Head
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) ~~not a notary~~

Form RT-1