

THIS INSTRUMENT PREPARED BY:

Robert T. Gardner, Esq.
GARDNER LAW, LLC,
2100 1st Avenue North
Suite 600
Birmingham, AL 35203

SEND TAX NOTICE TO:

Gory Properties, LLC
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 GARDNER LAW, LLC BY EITHER GRANTOR OR GRANTEES, AND NONE WAS CONDUCTED AND/OR RENDERED.

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20160509000156560 1/4 \$74.50
Shelby Cnty Judge of Probate, AL
05/09/2016 01:53:09 PM FILED/CERT

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 Grantee 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 **Gory Properties, LLC** (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the South ½ of the North ½ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South Section line 943.43 feet; thence turn left 65°37'16" and run Northeast 3054.35 feet to the point of beginning; thence continue last course 111.0 feet; thence turn right 81°29'39" and run East 304.30 feet to the Westerly right of way of Yeager Parkway; thence turn right 106°02'41" and run Southwest along said right of way 159.56 feet to the point of a counter-clockwise curve having a delta angle of 00°25'15" and a radius of 4582.00 feet; thence run along the arc of said curve 33.65 feet; thence turn right from the tangent of said curve 90°13'43" and run Westerly 278.01 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to and except for: Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 517; Deed Book 105, Page 22; Deed Book 141, Page 596 and Deed Book 170, Page 290.

(Source of Title: Instrument # 2015222000435210 Probate Office of Shelby County Alabama)

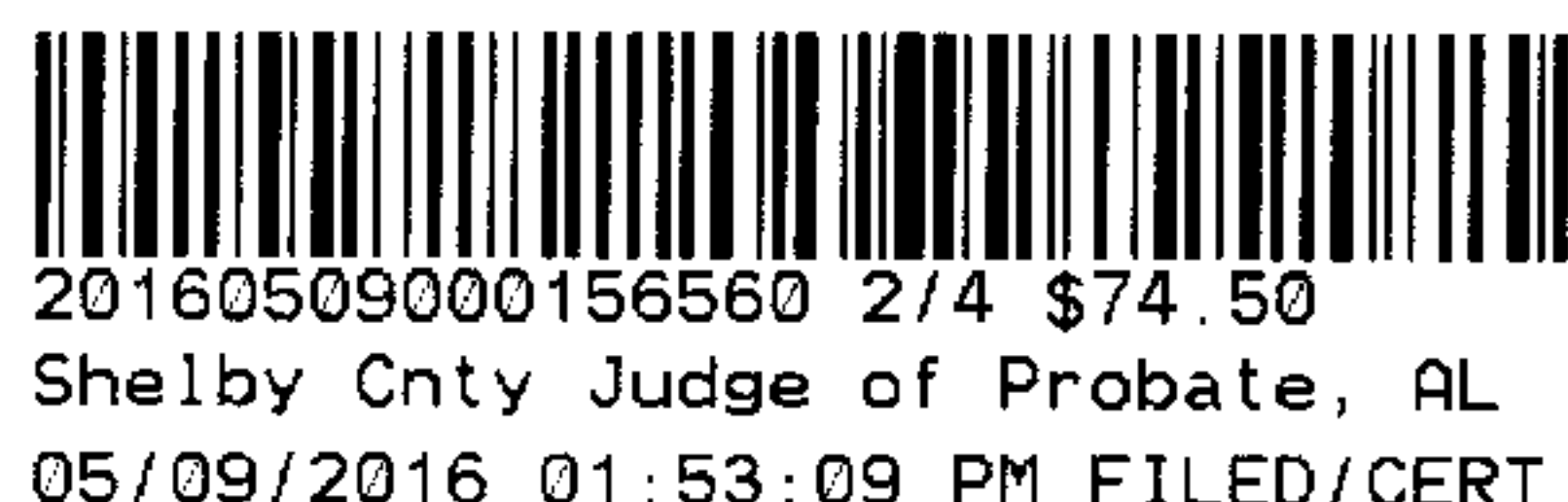
Shelby County, AL 05/09/2016
State of Alabama
Deed Tax: \$51.50

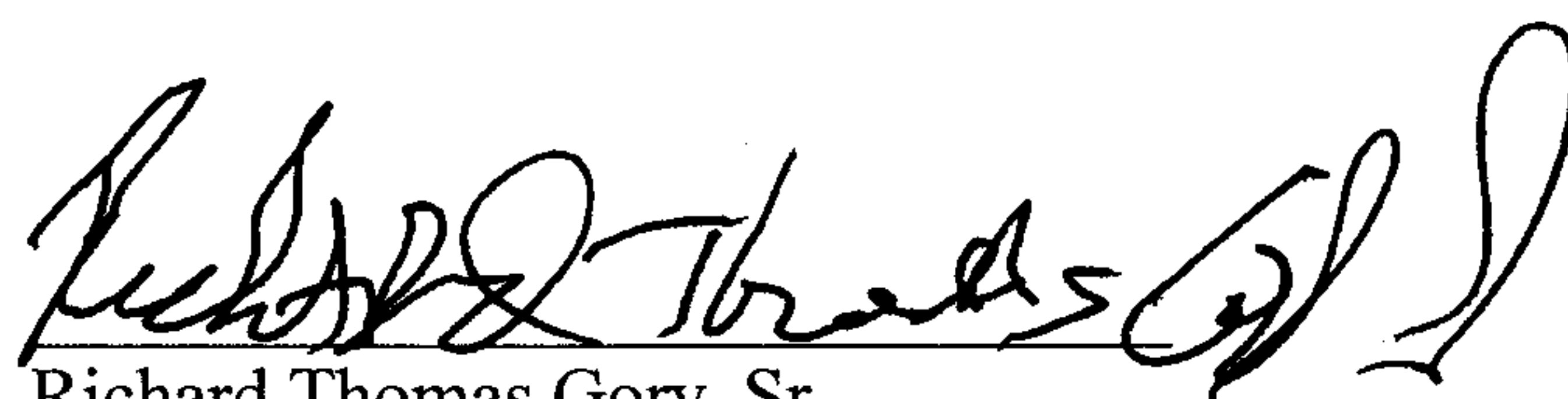
TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

Grantors do for themselves and for their heirs, executors, administrators and assigns, covenant with the said Grantee, its 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 Grantor has a 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 Grantee, its heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Said property is not the homestead of the Grantors.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the 20 day of April, 2016.




Richard Thomas Gory, Sr.


Johnnie Ruth Gory

STATE OF ALABAMA)
JEFFERSON 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 20 day of April, 2016.


Notary Public
My Commission Expires: 10/19/16

STATE OF ALABAMA)
JEFFERSON 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 20 day of April, 2016.


20160509000156560 3/4 \$74.50
Shelby Cnty Judge of Probate, AL
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Notary Public
My Commission Expires: 10/19/16

Real Estate Sales Validation Form

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

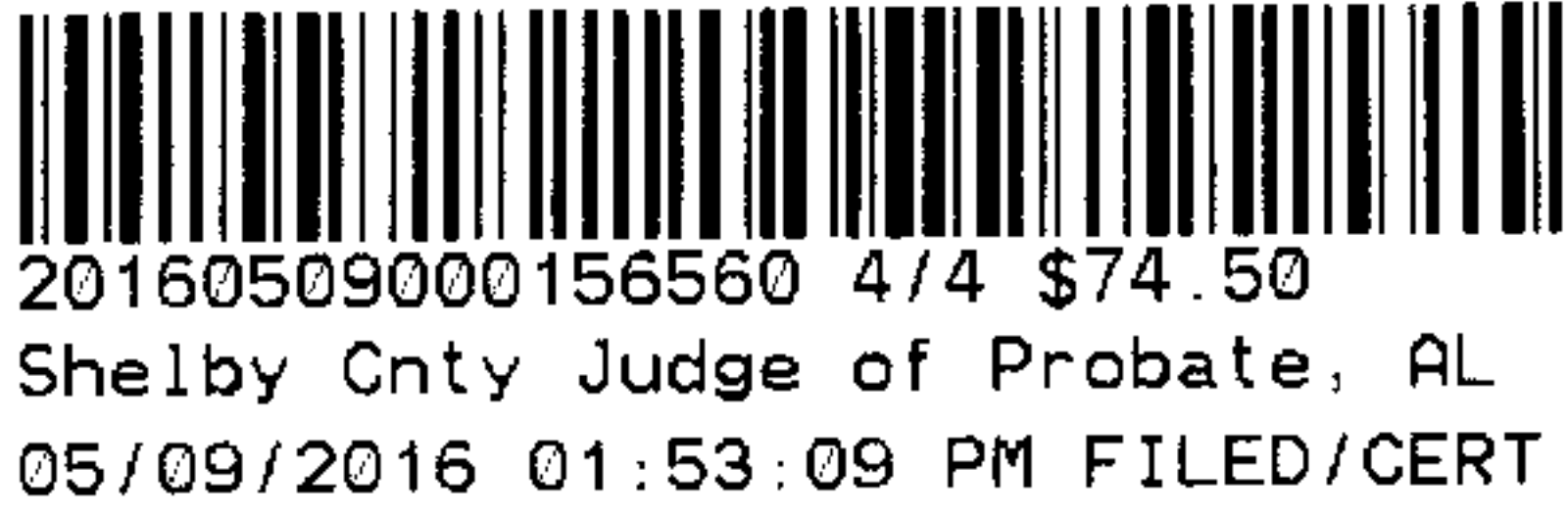
Grantor's Name Richard Thomas Gony, Sr and Johnie Ruth Gony Grantee's Name Gony Properties, LLC
Mailing Address 1155 Country Club Circle Mailing Address 1155 Country Club Circle
Hoover, Alabama 35244 Hoover, Alabama 35244

Property Address 995 Yeager Pkwy
Delham, AL 35124

Date of Sale 4/20/2016
Total Purchase Price \$ 10,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ 51,300



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 assessor's 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 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 5/4/16

Print ROBERT GONON

Unattested _____

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one