

This Instrument was Prepared by:
James Brian Gamble
111 Peggy's Lane
Cedar Springs, ONT
N0p 1e0, Canada

Send Tax Notice To Paul W. Gamble
Fionnuala F. Gamble
928 Riverchase Parkway West
Hoover, AL 35244

300 200
27 00
1 00
48 02

WARRANTY DEED



20160708000237080 1/3 \$48.00
Shelby Cnty Judge of Probate, AL
07/08/2016 09 00:34 AM FILED/CERT

State of Alabama

) Know All Men by These Presents,

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, **James Brian Gamble, a married man** (herein referred to as grantor), does grant, bargain, sell and convey unto **Paul W. Gamble and Fionnuala F. Gamble, husband and wife** (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby, County, Alabama, to wit:

Lot 1 according to Addition of Lot 1 First Addition to Riverchase Country Club as recorded in Map Book 8, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

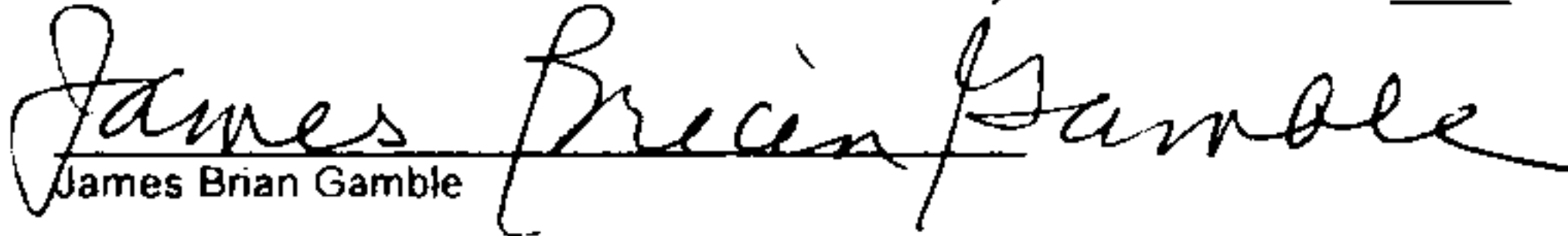
Property does not constitute the homestead of the grantor nor that of his spouse.

The grantee Paul W. Gamble is also known as Paul Gamble.

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their 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 noted 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 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 23 day of June, 2016.


James Brian Gamble

Shelby County AL 07/08/2016
State of Alabama
Deed Tax \$27 00

General Notary Acknowledgment

I, the undersigned, a Notary in and for the said Province, hereby certify that **James Brian Gamble, a married man** 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 23 day of June, 2016.



20160708000237080 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
07/08/2016 09 00:34 AM FILED/CERT


Notary

David Joseph Reinhart

CARSCALLEN, REINHART, MATHAN,
MASLAK, ANDERSON
Barristers and Solicitors
124 St. Clair Street - P.O. Box 1444
CHATHAM ON N7M 5W8

(no expiry).

Real Estate Sales Validation Form

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

Grantor's Name James Brian Gamble
Mailing Address 928 Riverchase Pkwy W
Hoover AL 35244
, AL

Grantee's Name Paul W. Gamble
Fionnuala F. Gamble
Mailing Address 928 Riverchase Parkway West
Hoover, AL 35244

Property Address 928 Riverchase Parkway West
Hoover, AL 35244

Date of Sale June 21, 2016
Total Purchase Price \$ 26,080.00

or
Actual Value _____

or
Assessor's Market Value _____


20160708000237080 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
07/08/2016 09:00 34 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
☒ 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 of 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 June 28, 2016

Print Jessica C Pugh

Unattested

(verified by)

Sign Jessica C Pugh
(Grantor/Grantee/Owner/Agent) circle one