



20160922000347020 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
09/22/2016 02:02:37 PM FILED/CERT

VALUE: \$111,000.00

**SEND TAX NOTICE TO:**

Jeremy D. Gardner  
11048 Highway 55  
Westover, AL 35147

This instrument was prepared by:  
Wendy Hartley Gregerson  
5501 Highway 280, Suite 301  
Birmingham, AL 35242

**STATUTORY 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 other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Jeremy D. Gardner**, as Personal Representative of the Estate of Billie Gail Gardner, deceased, (herein referred to as Grantors), grant, bargain, sell and convey unto **Kristopher R. Gardner**, an unmarried man, **Johnathan D. Gardner**, a married man, , and **Jeremy D. Gardner**, a unmarried man (herein referred to as Grantees), pursuant to the Last Will of Testament of Billie Gardner, Case # PR15-000784, the following described real estate, situated in Shelby County, Alabama, to-wit:

*Home located at 11048 Highway 55, Westover, Alabama 35147 and 1.61 acres, more particularly described as follows:*

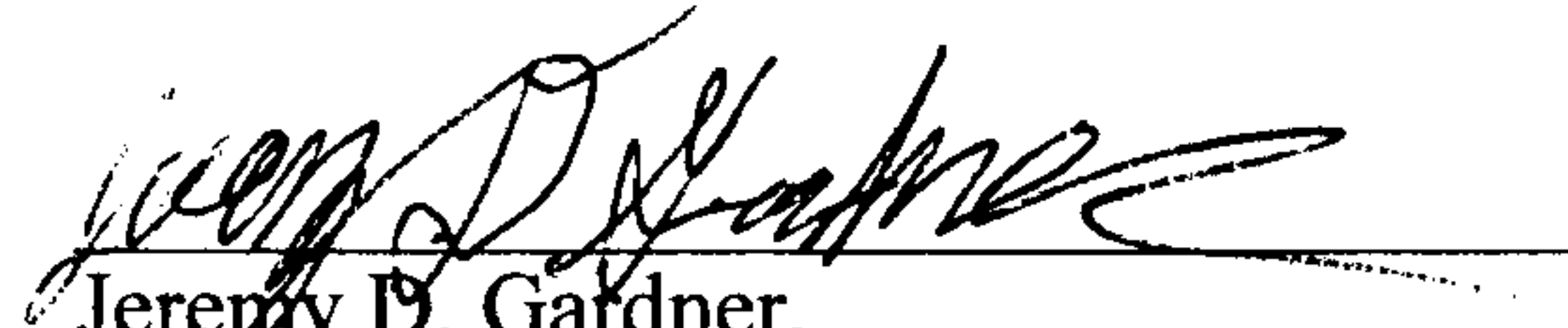
*Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 22 Township 19 South Range 1 East, for the POINT OF BEGINNING; thence South 89 degrees 22 minutes 15 seconds East, a distance of 128.00 feet; thence South 0 degrees 32 minutes 14 seconds West, a distance of 240.00 feet; thence North 65 degrees 11 minutes 05 seconds West, a distance of 219.40 feet; thence North 89 degrees 27 minutes 41 seconds West, a distance of 218.74 feet to the East right of way line of Shelby County road No. 55 and the point of curvature of a tangent curve, concave to the West, having a radius of 3077.67 feet, a central angle of 2 degrees 48 minutes 51 seconds, and a chord of 151.15 feet bearing North 7 degrees 37 minutes 40 seconds East; thence Northerly along said curve, a distance of 151.17 feet; thence South 89 degrees 27 minutes 43 seconds East, a distance of 272.08 feet to the POINT OF BEGINNING; said described tract containing 1.61 acres, more or less.*

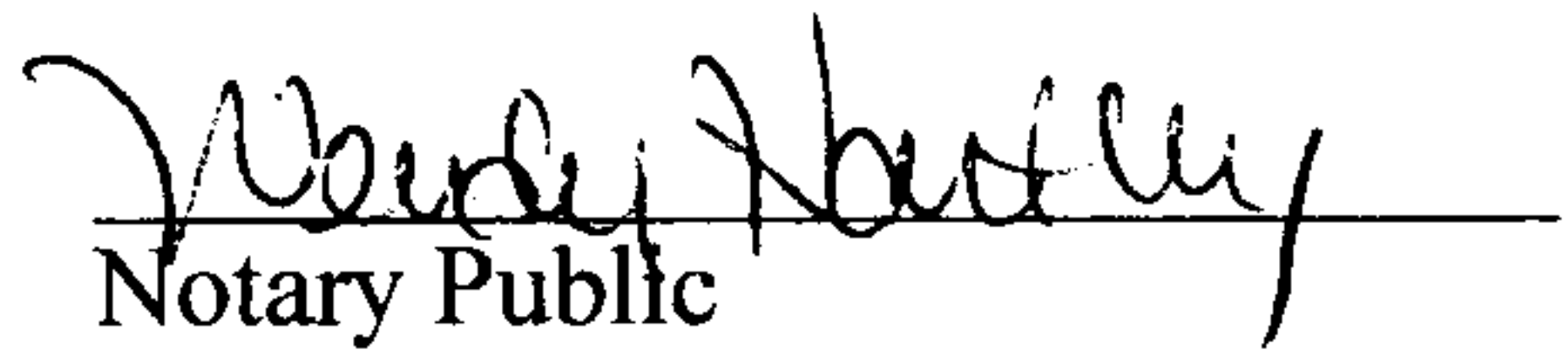
**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever.


And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, we have hereunto set our hands and seals, this 11<sup>th</sup> day of August, 2016.

Sworn to and subscribed before me by Jeremy D. Gardner on this the 11<sup>th</sup> day of August, 2016.

  
Jeremy D. Gardner,  
Personal Representative of the Estate  
of Billie Gail Gardner

  
Notary Public

  
20160922000347020 2/3 \$23.00  
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Real Estate Sales Validation Form

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

Grantor's Name Estate of Billie Gardner
Mailing Address 11048 Hwy 55 Westover 35147

Grantee's Name Kristopher Gardner
Mailing Address Jeremy D Gardner Johnathan Gardner 11048 Hwy 55 Westover AL

Property Address 11048 Hwy 55 Westover al 35147

Date of Sale 8/11/16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 111,000



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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

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 9/22/16

Print Jeremy Gardner

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one