

**This instrument was prepared by:**

Joshua L. Hartman  
P. O. Box 846  
Birmingham, AL 35201

**Send Tax Notice To:**

M. Bryant Gilmer  
530 N. 10<sup>th</sup> Street  
Birmingham, AL 35203

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

**20170213000052850**  
**02/13/2017 02:44:13 PM**  
**DEEDS 1/2**

That in consideration of Sixty-Five Thousand and 00/100 (\$65,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **John P. Abernathy**, an unmarried man, do hereby grant, bargain, sell and convey unto **M. Bryant Gilmer** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Savannah Pointe Sector VIII, as recorded in Map Book 36, Page 58, in the Probate Office of Shelby County, Alabama.

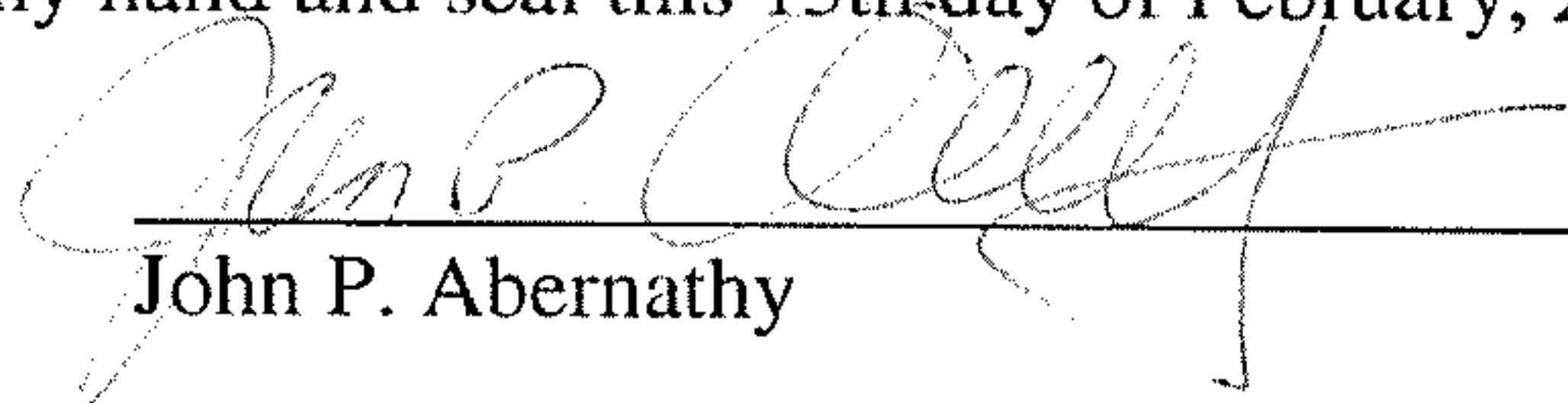
John P. Abernathy is also known as John P. Abernethy

Subject to: 1. Current taxes not yet due and payable; 2. Easements, building lines, and restrictions as shown on recorded map; 3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages; 4. Right-of-way granted to Alabama Power Company recorded in Volume 138, Page 159; Inst. No. 2005-39395 and Inst. No. 2005-39396; 5. Right-of-way granted to Shelby County recorded in Volume 211, Page 615; 6. Easement granted to City of Calera as recorded in Inst. No. 1999-47297.

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of February, 2017.

  
\_\_\_\_\_  
John P. Abernathy

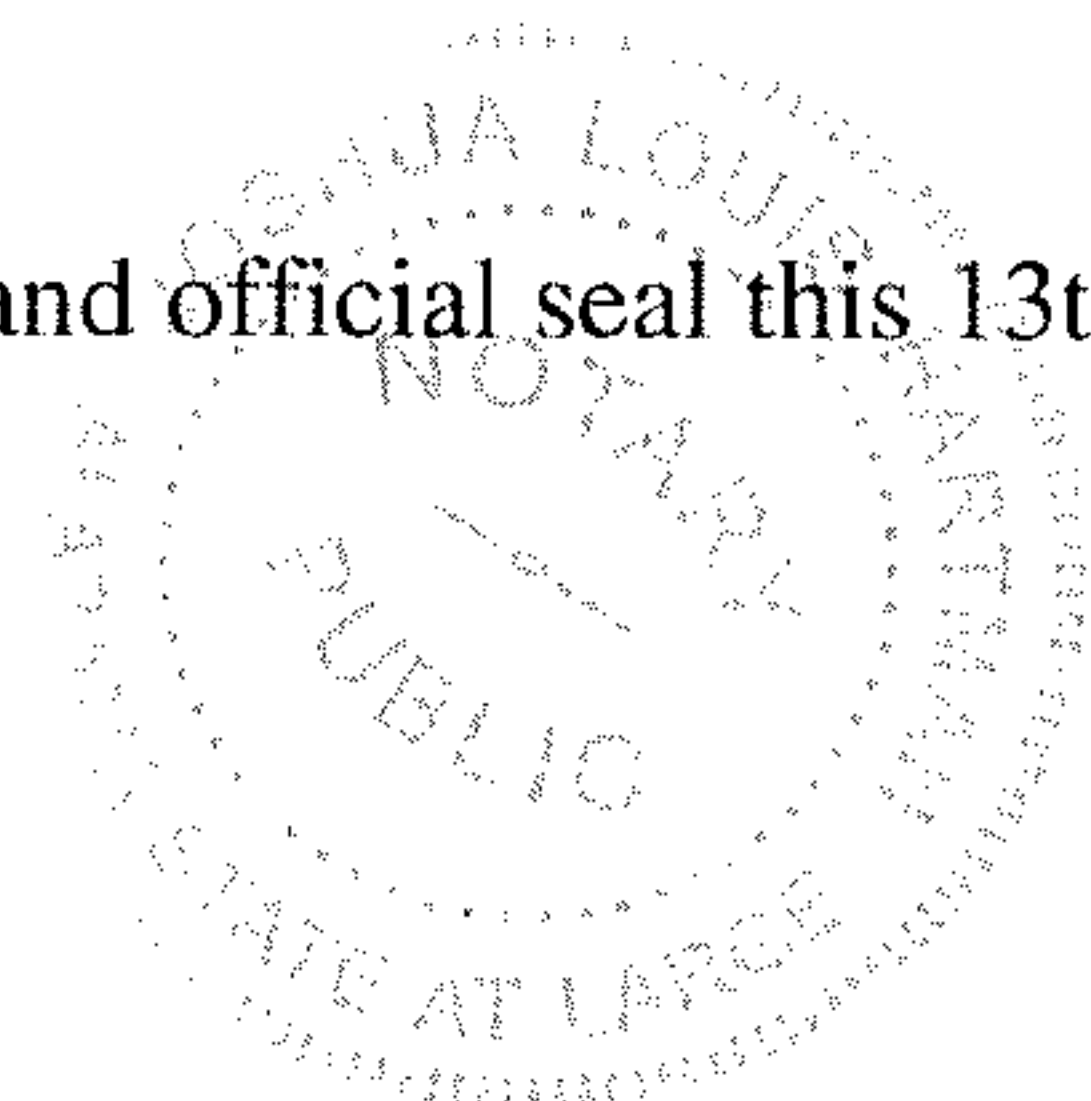
STATE OF ALABAMA )  
JEFFERSON COUNTY )

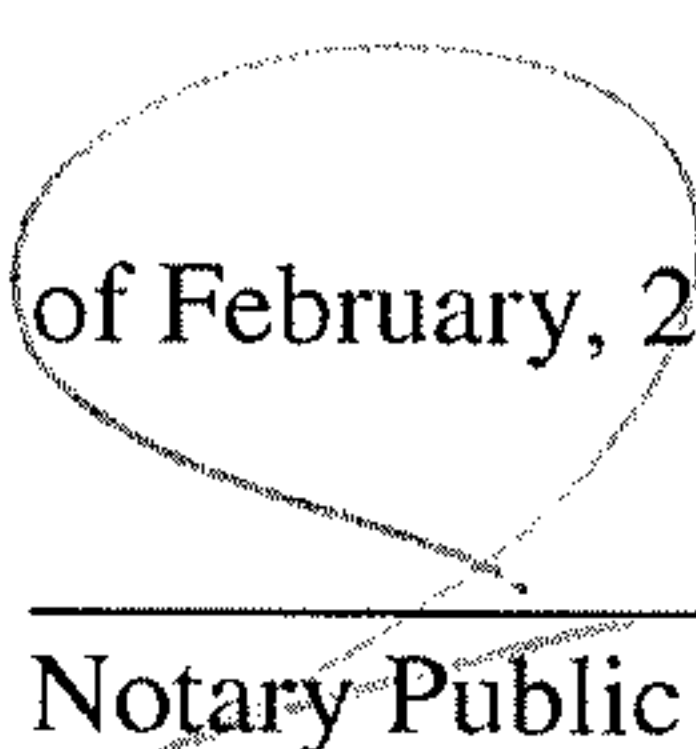
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John P. Abernathy**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2017.

My Commission Expires:

JOSHUA LOUIS HARTMAN  
Notary Public, Alabama State At Large  
My Commission Expires March 19, 2020



  
\_\_\_\_\_  
Notary Public

**Real Estate Sales Validation Form**

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

Grantor's Name John P. Abernathy

Mailing Address 3512 Brookwood Road  
Birmingham, AL 35223

Grantee's Name M. Bryant Gilmer

Mailing Address 1052 Maryanna Road  
Calera, AL 35040

Property Address 1052 Maryanna Road  
Calera, AL 35040

Date of Sale February 13, 2017

Total Purchase Price \$65,000.00  
or Actual Value \$  
or Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
02/13/2017 02:44:13 PM  
\$83.00 CHERRY  
20170213000052850

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

\_\_\_\_\_ Bill of Sale \_\_\_\_\_ Appraisal  
 \_\_\_\_\_ Sales Contract \_\_\_\_\_ Other  
 X  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 February 13, 2017

Print: Joshua L. Hartman

Unattested

(verified by)

Sign: \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one