

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
The Gary Irrevocable Trust

P.O. Box 292
Batesville, VA 22924

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) 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 GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Amy L. Gary, a single woman (herein referred to as "GRANTOR") does hereby grant, bargain, sell and convey unto The Gary Irrevocable Trust (herein referred to as "GRANTEE"), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Taxes for the year beginning October 1, 2016, which constitutes a lien, but are not yet due and payable until October 1, 2017, and all subsequent years.
2. Permit to Shelby County recorded in Deed Book 160, page 243, in the Probate Records.
3. Easements to Alabama State Highway Department in Deed Book 181, page 71 in said Probate Records.
4. Title to that portion of the subject property situated in the northwest quarter of southwest quarter of Section 21, Township 21 South, Range 1 West, consisting of approximately one acre, more or less, is expected.
5. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
6. No liability is assumed for possible unfiled mechanics' materialmen's liens.
7. Any and all encumbrances, easements, restrictions, right of ways and covenants of record.

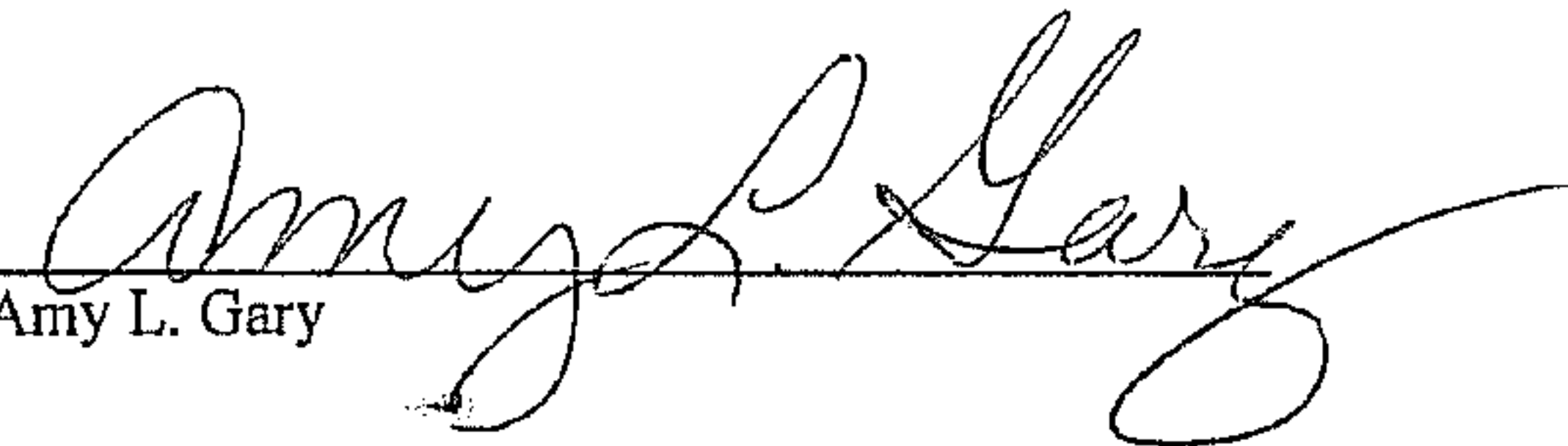
BEALL D. GARY, JR. DIED ON MAY 10, 2015.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR.

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

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

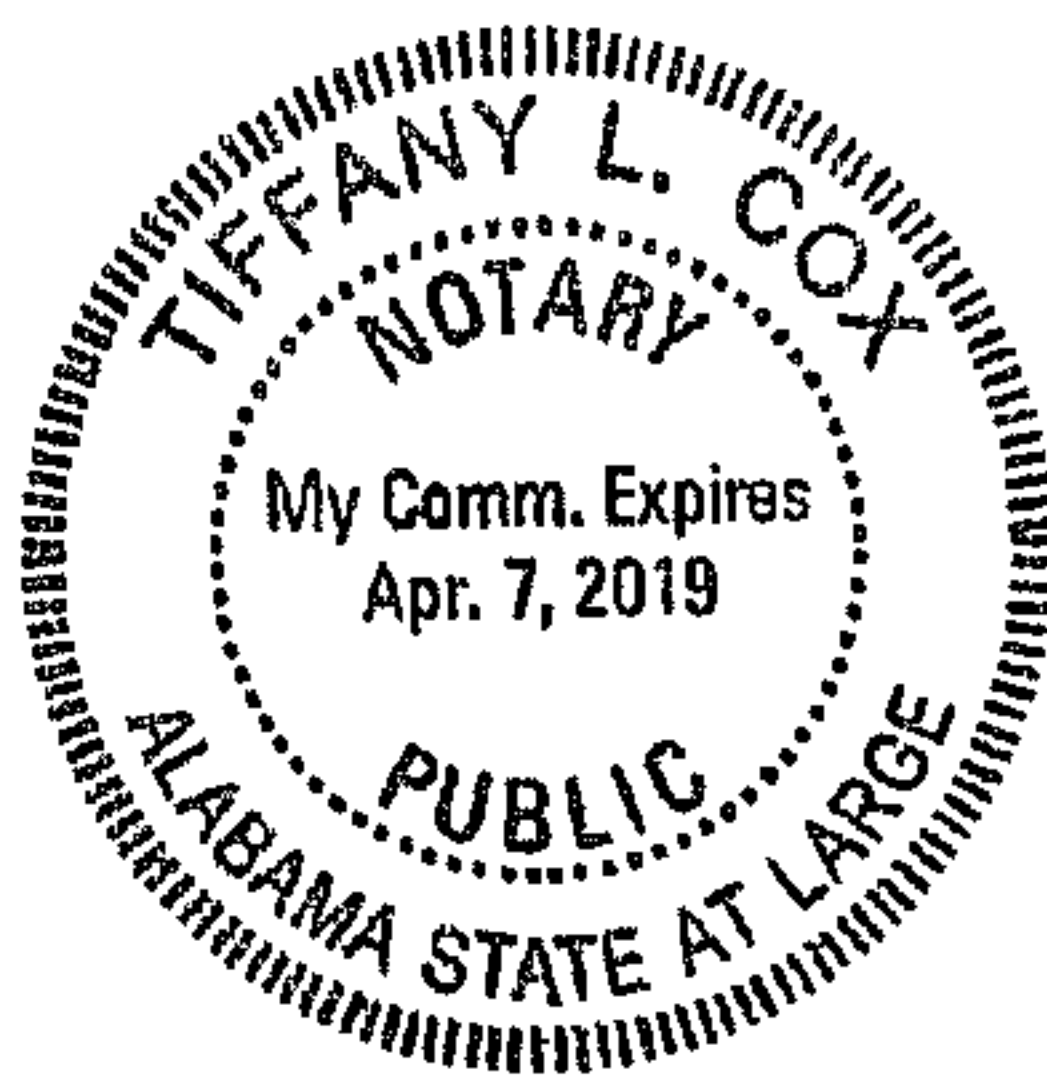
IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal,
this the 24 day of February, 2017.


Amy L. Gary

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
Lee (C)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Amy L. Gary, 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 this the 24 day of February, 2017.



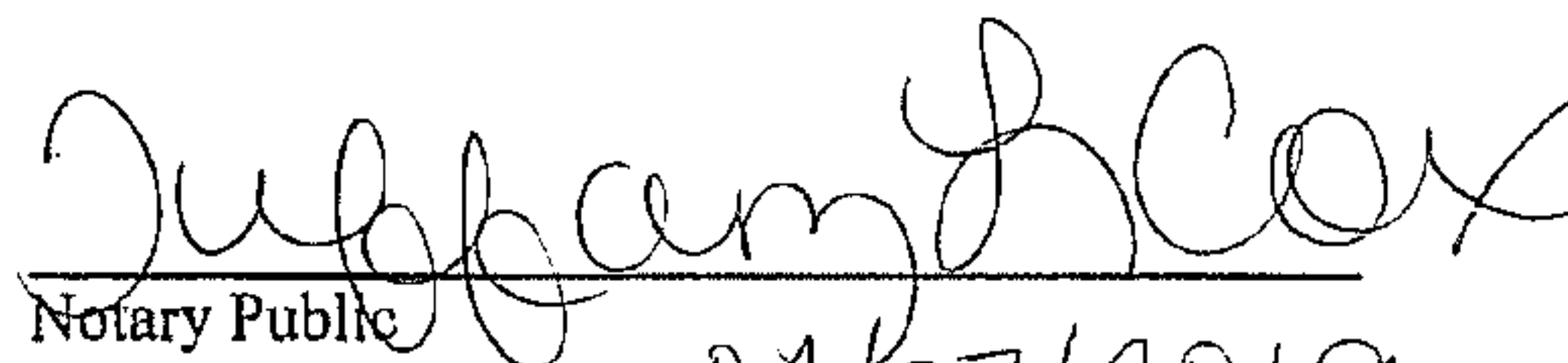

Notary Public
My commission expires: 04/07/2019

EXHIBIT "A"

Commence at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama and run thence easterly along the south line of said quarter-quarter a distance of 18.03' to a point, Thence turn a deflection angle of 90°-00' to the left and run a distance of 20.0' to the point of beginning of the property being described, Thence turn a deflection angle of 42°-01'-43" to the right and run northeasterly a distance of 320.13' to a point, Thence turn a deflection angle of 9°-12'49" to the right and continue northeasterly a distance of 300.27' to a point on the southerly right of way line of Shelby County Highway no. 26 in a curve to the left having a central angle of 24°-37'-30" and a radius of 1,005.23', Thence run southeasterly along the arc of said right of way curve an arc distance of 432.03' to a point, Thence turn a deflection angle of 64°20'-31" to the right from chord and run southerly a distance of 222.73' to a point, Thence turn a deflection angle of 87°-21'-08" to the right and run westerly 20' north of and parallel with the south line of subject quarter-quarter a distance of 815.64' to the point of beginning, containing 5.0 acres and subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.

Real Estate Sales Validation Form

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

Grantor's Name Amy L. Gary Grantee's Name The Gary Irrevocable Trust
 Mailing Address 2250 Highland Ave Apt. 1 Birmingham, AL 35205 Mailing Address P.O. Box 292 Batesville, VA 22924
 Property Address See attached Exhibit "A" Date of Sale February 24, 2017
 8318 Hwy 26
 Columbiana, AL 35051
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 86,980.00

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 See attached deed
☒ 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 2/24/17 Print Amy L. Gary
 Unattested [Signature] Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one
 Print Form Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 03/07/2017 10:42:00 AM
 \$111.00 CHERRY
 20170307000078220