


This instrument was prepared by:
Ellis, Head, Owens & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
City of Vincent
P O Box 49
Vincent, Alabama 35178


20170424000138340 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
04/24/2017 08:37:11 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Ten Thousand and no/00 (\$110,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Gary Paul Gable, an unmarried man, (herein referred to as grantor, whether one or more)** does hereby grant, bargain, sell and convey unto, **City of Vincent, Alabama, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

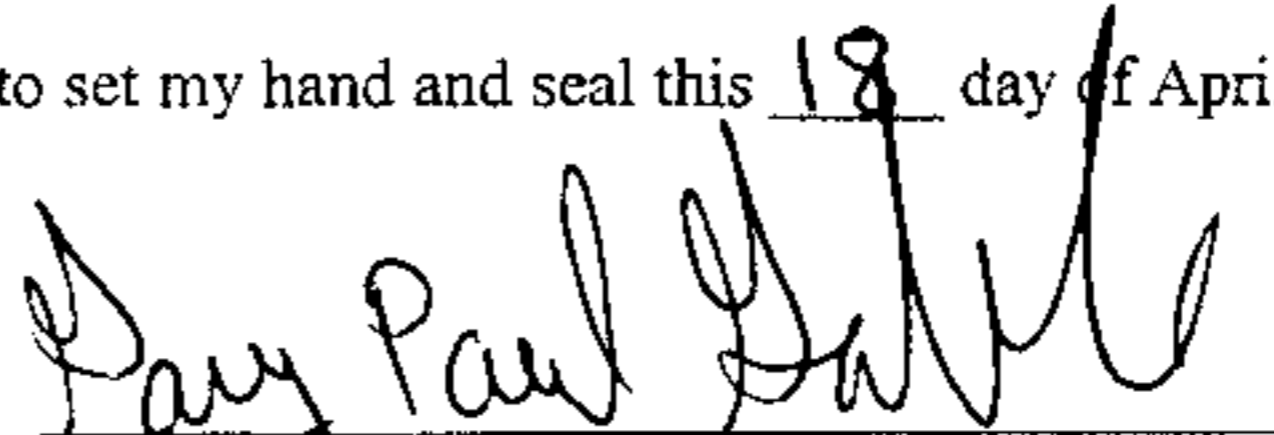
Subject to 2017 taxes and subsequent years, easements, restrictions, rights of way and permits of record.

Grantor is the surviving grantee in the deed recorded as Instrument#2004071200381970 in the Probate Office of Shelby County, Alabama; the other grantee Sandra J. Gable having died on January 21, 2016.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

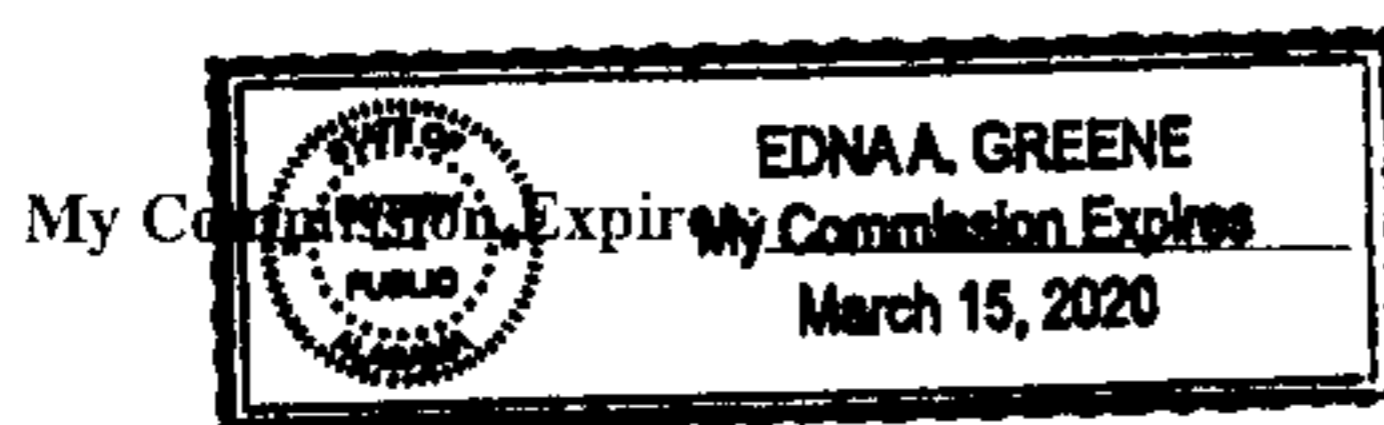
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18 day of April, 2017


Gary Paul Gable

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gary Paul Gable, 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 18 day of April, 2017



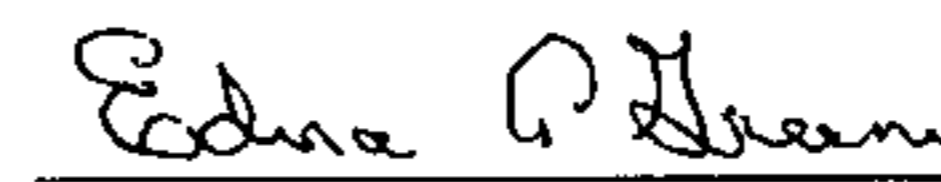


Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION


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Commence at the southwest corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence North 00 degrees 50 minutes 01 second East along the West line of said quarter-quarter section a distance of 1,302.96 feet to a point; thence run North 89 degrees 42 minutes 43 seconds East a distance of 664.39 feet to a found rebar corner on the South margin of Shelby County Highway No. 62; thence continue last described course a distance of 329.96 feet to a found open top pipe corner; thence run South 01 degree 09 minutes 17 seconds West a distance of 153.58 feet to a rebar corner and the point of beginning of the property, Parcel -2 being described; thence run South 84 degrees 06 minutes 46 seconds West a distance of 157.82 feet to a steel rebar corner; thence run South 01 degree 35 minutes 25 seconds East a distance of 108.38 feet to a set rebar corner; thence run South 16 degrees 49 minutes 19 seconds East a distance of 177.51 feet to a set rebar corner; thence run South 59 degrees 42 minutes 15 seconds East a distance of 83.39 feet to a set rebar corner; thence run South 24 degrees 36 minutes 01 second East a distance of 136.93 feet to a set rebar corner; thence run North 80 degrees 56 minutes 35 seconds East a distance of 165.28 feet to a found rebar corner on the westerly margin of Alabama Highway No. 231; thence run North 38 degrees 26 minutes 35 seconds East along said margin of said highway a distance of 232.58 feet to a found rebar corner; thence run North 01 degree 09 minutes 17 seconds East a distance of 221.05 feet to a found rebar corner; thence run South 89 degrees 27 minutes 56 seconds West a distance of 339.40 feet to a found rebar corner; thence run North 01 degree 09 minutes 17 seconds East a distance of 35.00 feet to the point of beginning.

According to the survey of S. M. Allen, PLS No. 12944, dated March 29, 2017.

Real Estate Sales Validation Form

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

(Seller)

Grantor's Name Gary Paul Gable & Sandra J. Gable
Mailing Address 41479 Hwy 25, Lot 4
Vincent, AL 35178

(Buyer)

Grantee's Name City of Vincent
Mailing Address P O Box 49
Vincent, AL 35178

Property Address: 41479 Hwy 25
Vincent, AL
Shelby County, Alabama


Date of Sale 4-18-17

Total Purchase Price \$ 110,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 -


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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 04-18-2017

Sign Gary Paul Gable
(Grantor/Grantee/Owner/Agent) circle one

Print Gary Paul Gable

Unattested

Edna G. Greene
(Verified by)