

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SENT TAX NOTICE TO:

Gary Paul Gable
41479 Hwy 25
Vincent, AL 35178

STATUTORY WARRANTY DEED



20170424000138350 1/2 \$38.00
Shelby Cnty Judge of Probate, AL
04/24/2017 08:37:12 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100-----DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor, CITY OF VINCENT, ALABAMA, in hand paid by GARY PAUL GABLE, (herein referred to as grantee, whether one or more) the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said GRANTEE, the following real estate, situated in Shelby County, Alabama, described as follows:

PARCEL I:

Lot "A", Block 2, according to a ReSurvey of Cottage Hill Subdivision, as recorded in Map Book 4, Page 64, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lots 37 through 43, Block 2, Cottage Hill Subdivision, according to re-survey as recorded in Map Book 4, Page 50 in Probate Office of Shelby County, Alabama

Subject to 2017 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

TO HAVE AND TO HOLD, To the said Gary Paul Gable, his heirs and assigns forever.

IN WITNESS WHEREOF, the said CITY OF VINCENT, ALABAMA., by Ray McAllister, as Mayor, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18 day of April, 2017.

CITY OF VINCENT, ALABAMA

BY: Ray McAllister
Ray McAllister, as Mayor

Shelby County, AL 04/24/2017
State of Alabama
Deed Tax: \$20.00

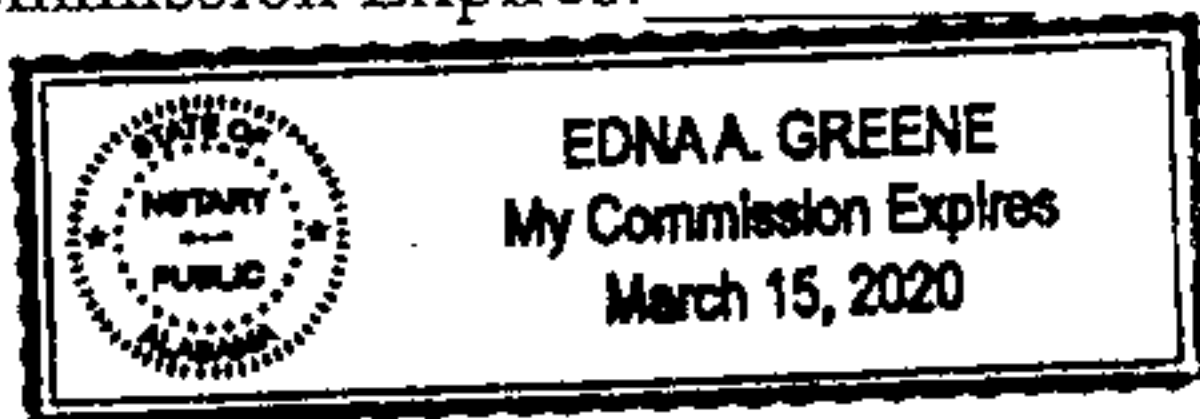
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ray McAllister, who as Mayor of the City of Vincent, Alabama, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said municipality

Given under my hand and official seal, this the 18 day of April, 2017

Edna A. Greene
Notary Public

My Commission Expires:



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 City of Vincent
Mailing Address P O Box 49
Vincent, AL 35178

(Buyer)

Grantee's Name Gary Paul Gable
Mailing Address 41479 Hwy 25
Vincent, AL 35178

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


Date of Sale 4-18-17

Total Purchase Price \$ 20,000.00
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 -


20170424000138350 2/2 \$38.00
Shelby Cnty Judge of Probate, AL
04/24/2017 08:37:12 AM FILED/CERT

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 4/18/17

City of Vincent
Sign Ray M. Allister Mayor
(Grantor/Grantee/Owner/Agent) circle one

Print Ray M. Allister, Mayor

Edna G. Shreve

(Verified by)

Unattested