

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
GBEL, LLC
127 Sterling Park Drive
Alabaster, AL 35007

20170524000181440

STATE OF ALABAMA

05/24/2017 11:07:31 AM

DEEDS 1/4

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Forty Thousand and no/100 Dollars (\$40,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **HEATHER PATE-THRASH, as Personal Representative of the Estate of Douglas Wayne Pate, Sr., deceased, Case #2016-489; HEATHER PATE-THRASH, a married woman; KRISTEN PATE, a married woman and DOUGLAS WAYNE PATE, JR., a married man** (herein referred to as Grantors) grant, bargain, sell and convey unto **GBEL, LLC** (herein referred to as Grantee), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This property does not constitute the homestead of the grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$48,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 19th day of May, 2017.

**Estate of Douglas Wayne Pate, Sr.
deceased, Case #2016-489**



**BY: HEATHER PATE-THRASH
ITS: Personal Representative**



HEATHER PATE-THRASH



KRISTEN PATE



DOUGLAS WAYNE PATE, JR.

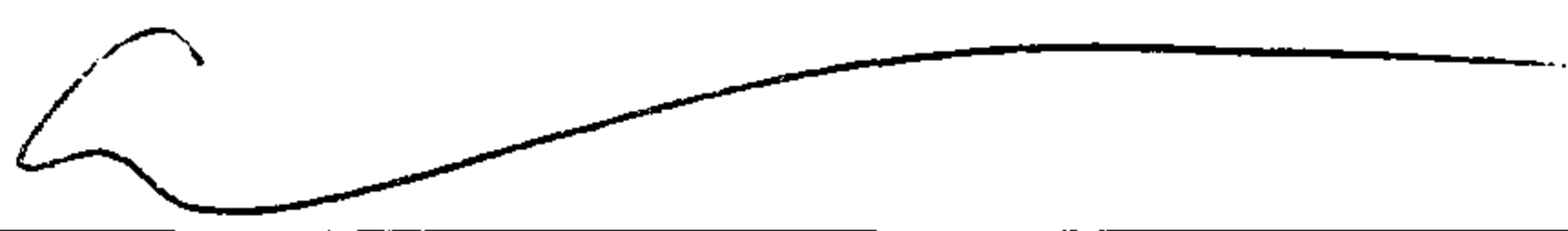
STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **HEATHER PATE-THRASH**, whose name as **Personal Representative of the Estate of Douglas Wayne Pate, Sr., deceased, Case #2016-489**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 19th day of May, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021


STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **HEATHER PATE-THRASH, KRISTEN PATE and DOUGLAS WAYNE PATE, JR.**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of May, 2017.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

20170524000181440 05/24/2017 11:07:31 AM DEEDS 3/4

A parcel of land situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ and run in an easterly direction along the North line of said section for a distance of 384.85 feet to a point; thence deflect 85 degrees 46 minutes 45 seconds and run to the right in a southerly direction for a distance of 238.38 feet to the point of beginning of herein described parcel. Thence continue along last described course southerly direction for a distance of 159.75 feet to a point; thence deflect 113 degrees 26 minutes 00 seconds and run to the left and in a northeasterly direction for a distance of 132.06 feet to a point; thence deflect 30 degrees 19 minutes 30 seconds and run to the right in an easterly direction for a distance of 147.24 feet to a point; thence deflect 98 degrees 21 minutes 10 seconds and run to the left and in a northwesterly direction for a distance of 111.54 feet to a point; thence deflect 79 degrees 33 minutes 00 seconds and run to the left and in a northwesterly direction for a distance of 160.34 feet to a point; thence deflect 15 degrees 15 minutes 20 seconds and run to the left and in a southwesterly direction for a distance of 106.77 feet to the point of beginning.

PARCEL NUMBER: 36-1-11-0-001-010.001

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 Douglas Wayne	Grantee's Name	GBEL, LLC
Mailing Address	Pate Sr 434 County Rd 858 Jemison, AL 35085	Mailing Address	
Property Address	76 White Oak St Montevallo, AL 35115	Date of Sale	05/19/2017
		Total Purchase Price \$	40,000.00
		Or	
		Actual Value \$	
20170524000181440 05/24/2017 11:07:31 AM DEEDS 4/4 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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.

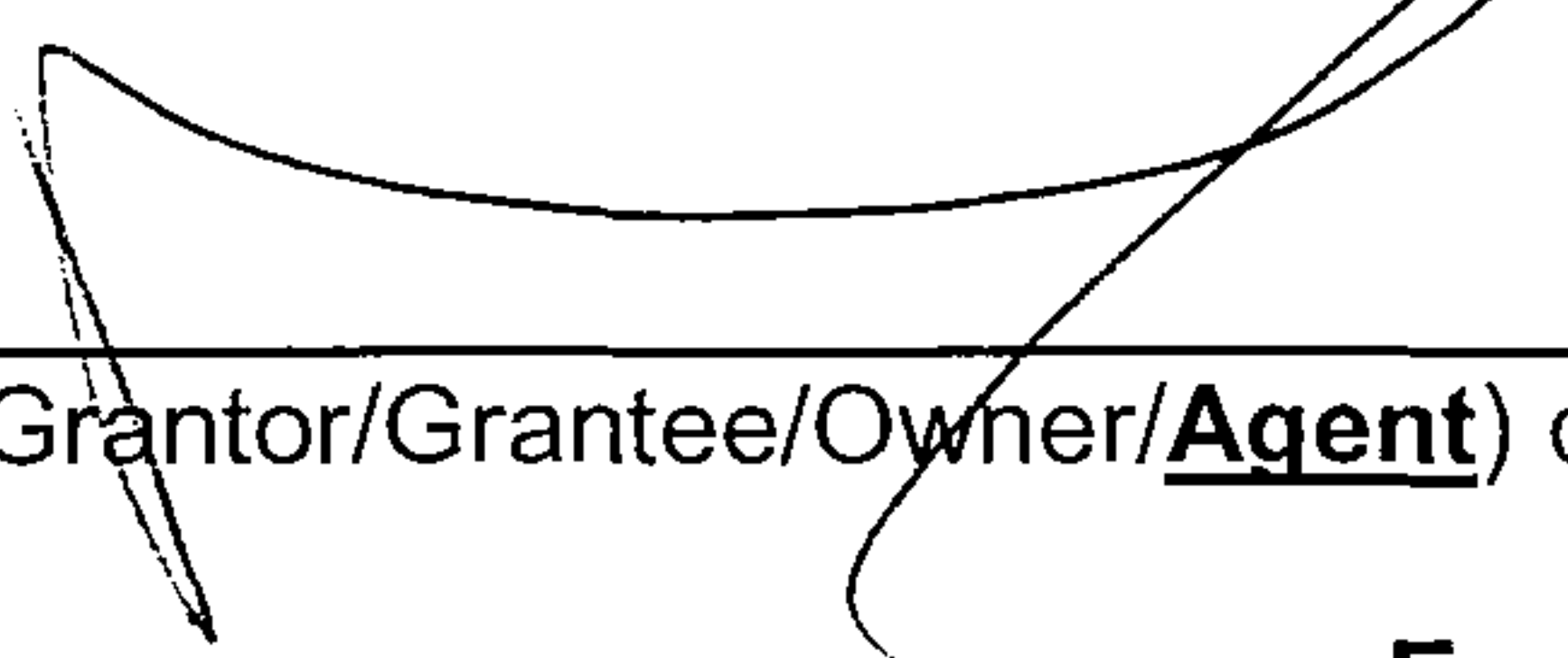
Date of Sale - the date on which interest to the property was conveyed.

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		Print	B. CHRISTOPHER BATTLES
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/ <u>Agent</u>) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/24/2017 11:07:31 AM
\$25.00 CHERRY
20170524000181440

