

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome  
GREYSTONE TITLE, L.L.C.  
P.O. Box 382753  
Birmingham, Alabama 35238

Send Tax Notice to:  
Overton Gap, LLC  
850 Corporate Pkwy, Suite 106  
Birmingham, AL 35242

STATE OF ALABAMA           )  
  )  
JEFFERSON COUNTY         )

**GENERAL WARRANTY DEED**

That in consideration of TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$299,900.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **GLADDA YVONNE SELLERS**, Single Person, has granted, bargained and sold, and do by these presents grants, bargains, sells and conveys unto **OVERTON GAP, LLC**, an Alabama limited liability company, (hereinafter referred to as Grantee) the following described real estate situated in Jefferson County, Alabama, to-wit:

Part of the NE 1/4 of the SE 1/4 of Section 23, Township 19 South, Range 3 West, situated in Jefferson County, Alabama, Bessemer Division, more particularly described as follows:

Begin at the Southeast corner of said 1/4 -1/4 section and run thence Northwardly along the East line thereof for a distance of 296.68 feet to the point of beginning of the tract here described, from the point of beginning thus obtained, continue Northwardly along said East line for a distance of 198.42 feet to a point on the Southeasterly line of the right of way of the Old Montgomery Highway; thence turn an angle of 141 ° 59' to the left and run Southwestwardly along the Southeasterly line of said right of way for a distance of 248.74 feet; thence turn an angle of 127° 06' to the left and run Eastwardly for a distance of 153.21 feet to the point of beginning.

Subject to any and all existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-

5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto **OVERTON GAP, LLC**, its successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's dissolution, the entire interest in fee simple shall pass to the successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

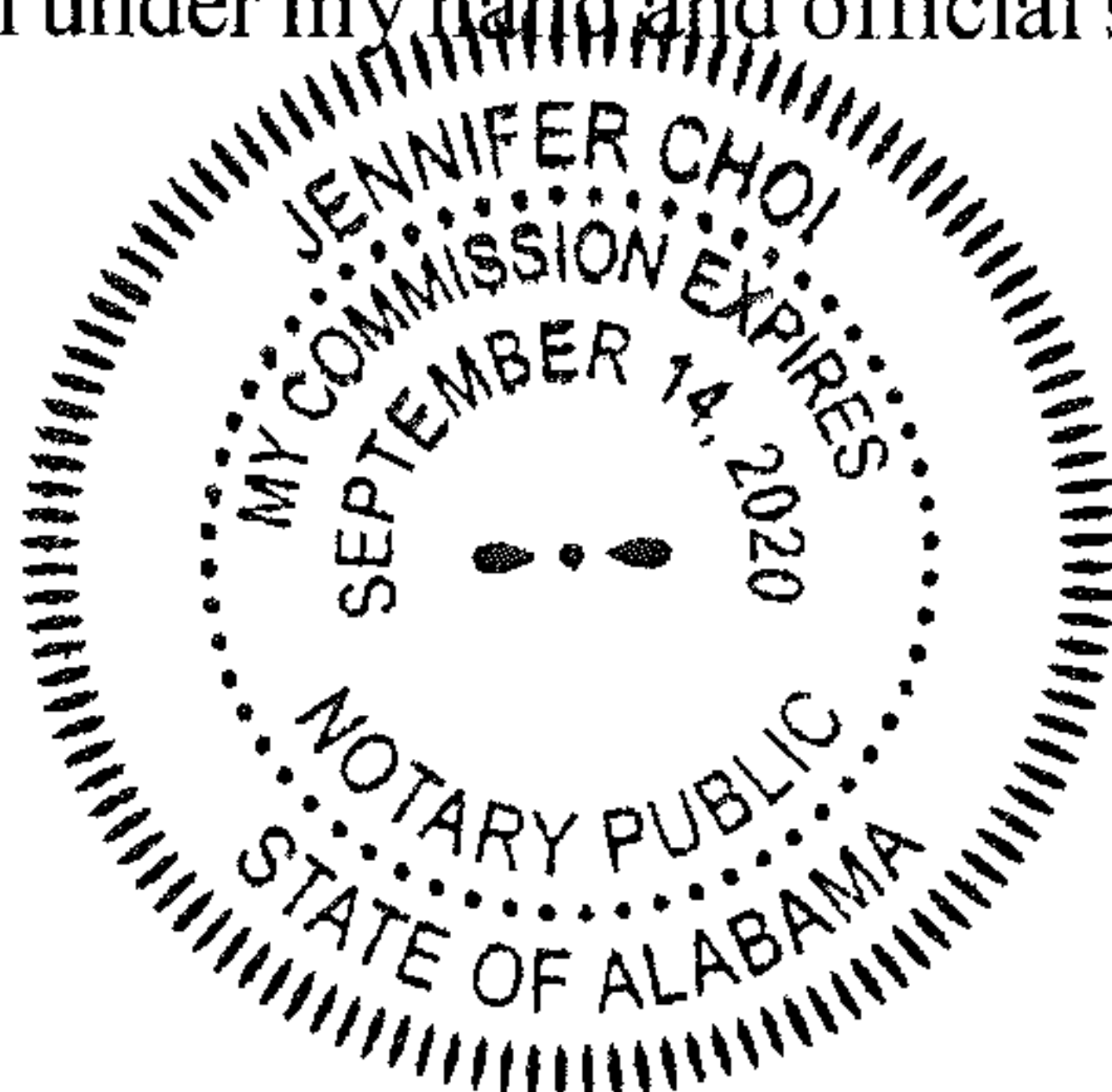
**IN WITNESS WHEREOF, GLADDA YVONNE SELLERS** has caused this conveyance to be executed and her seal affixed this the 23 day of August, 2017.

  
**GLADDA YVONNE SELLERS**

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **GLADDA YVONNE SELLERS** signed the foregoing general warranty deed, 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 and official seal, this the 23 day of August, 2017



  
Notary Public

My commission expires: 9/14/2020

## Real Estate Sales Validation Form

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

Grantor's Name	GLADDA YVONNE SELLERS	Grantee's Name	OVERTON GAP, LLC
Mailing Address	3974 LORNA ROAD HOOVER, AL 35244	Mailing Address	ATTN: TERRY PONDER 850 CORPORATE PKWY, STE 106 BIRMINGHAM, AL 35242
Property Address	3974 LORNA ROAD HOOVER, AL 35244	Date of Sale	08/23/2017
		Total Purchase Price	\$ 299,900.00
		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

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 GLADDA YVONNE SELLERS

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 09/21/2017 12:17:27 PM  
 \$101.00 CHERRY  
 20170921000344210

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*[Signature]*

General Warranty Deed