

WARRANTY DEED

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

Send tax notice to:
Daniel W. Gingles
228 Dunrobin Cove
Pelham, AL 35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **Daniel W. Gingles, a married man** and **Seth A. Gingles, an unmarried man** (herein referred to as Grantors) grant, bargain, sell and convey unto **Daniel W. Gingles** (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.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantors herein.

This property does not constitute the homestead of the grantors 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.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 28 day of September, 2017.



DANIEL W. GINGLES



SETH A. GINGLES

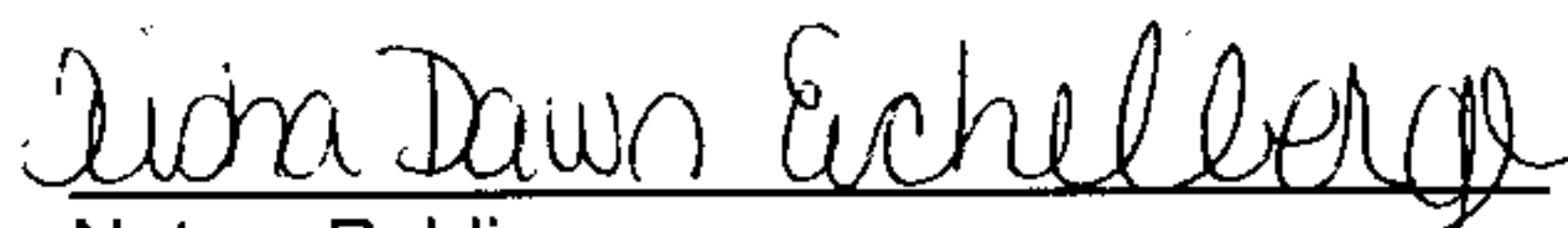
Shelby County, AL 10/03/2017
State of Alabama
Deed Tax: \$96.00

STATE OF ALABAMA COUNTY OF SHELBY

I, Tisha Dawn Eichelberger, a Notary Public in and for said County, in said State, hereby certify that **DANIEL W. GINGLES** and **SETH A. GINGLES**, 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 28 day of September, 2017.

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020


Notary Public
My Commission Expires: 10-19-2020


20171003000360030 1/3 \$117.00
Shelby Cnty Judge of Probate, AL
10/03/2017 11:36:49 AM FILED/CERT

EXHIBIT "A"

Lot 14, according to the Subdivision of Walden, as recorded in Map Book 8, Page 48 in the Probate Office of Shelby County, Alabama.

Also, begin at the Southwest corner of Lot 14, Walden Subdivision, as recorded in Map Book 8, Page 48, Office of the Judge of Probate, Shelby County, Alabama; thence Southeasterly along the South boundary of Lot 14, to the Southeast corner of Lot 14; thence turn a deflection angle of 90 degrees to the right and run to the Northern Bank of Shoal Creek; thence Northwesterly along the bank of Shoal Creek to the intersection of the bank of Shoal Creek with the East right of way line of Morgan Street; thence Northerly along the East right of way of Morgan Street to the Southwest corner of Lot 14 and the point of beginning.

PARCEL NUMBER: 36-2-03-2-001-012.014


20171003000360030 2/3 \$117.00
Shelby Cnty Judge of Probate, AL
10/03/2017 11:36:49 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantors' Name Daniel W. Gingles and
Mailing Address Seth A. Gingles
228 Dunrobin Cove
Pelham, AL 35124

Grantee's Name Daniel W. Gingles
Mailing Address 228 Dunrobin Cove
Pelham, AL 35124

Property Address 295 Walden Court
Montevallo, AL 35115

Date of Sale 9-28-17
Total Purchase Price \$
Or
Actual Value \$
Or
Assessor's Market Value \$ 95,700.00

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 X Other Tax Assessor's Value under Parcel
Closing Statement No. 36-2-03-2-001-012.014

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 10/3/17

Print Daniel W Gingles

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20171003000360030 3/3 \$117.00
Shelby Cnty Judge of Probate, AL
10/03/2017 11:36:49 AM FILED/CERT