

THIS INSTRUMENT WAS PREPARED BY:  
Joel W. Weatherford  
**FARMER, PRICE, HORNSBY & WEATHERFORD, L.L.P.**  
Post Office Drawer 2228  
Dothan, Alabama 36302

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STATE OF ALABAMA     )  
SHELBY COUNTY         )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**; that in consideration of Ten Dollars and NO/100 (\$10.00) and Other Valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged,

**PHILLIP BRUCE GAMBLE, a married man**

(herein referred to as GRANTOR) does grant, bargain, sell, convey and confirm unto:

**Daniel P. Donaldson**

(herein referred to as GRANTEE), together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

**A part of Lot 21, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, particularly described as follows:**

**Commence at the SW corner of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, as established by Deed 276, Page 839 and Deed 323, Page 748, Shelby County Alabama and run East along the North right of way line of Birmingham Street for a distance of 200.92 feet to point of beginning; thence left 87°39' and run Northerly 175.00 feet; thence right 87°39' and run Easterly 88.43 feet; thence right 92°21' and run Southerly 175.00 feet to a point of intersection with the North right of way line of Birmingham Street; thence right 87°39' and run Westerly 88.43 feet point of beginning, being situated in Shelby County, Alabama.**

**THE PROPERTY DESCRIBED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR.**

**SUBJECT TO:**

1. Ad valorem taxes which may be due now or subsequent hereto;
2. Any applicable zoning ordinances;
3. Easements, reservations, restrictions, right of ways and set back lines of record, and as located; and
4. Mining and mineral rights not owned by Grantor.



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Shelby Cnty Judge of Probate, AL  
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**TO HAVE AND TO HOLD** the aforementioned premises to the said GRANTEE, his heirs and assigns forever, together with every contingent remainder and right of reversion.

And GRANTOR does covenant with the said GRANTEE, his heirs, successors and/or assigns, that he is lawfully seized in fee simple of aforegranted premises; that it is free from all encumbrances, that GRANTOR has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said GRANTEE, his heirs, successors and/or assigns forever, against the lawful demands of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 29<sup>th</sup> day of January, 2018.

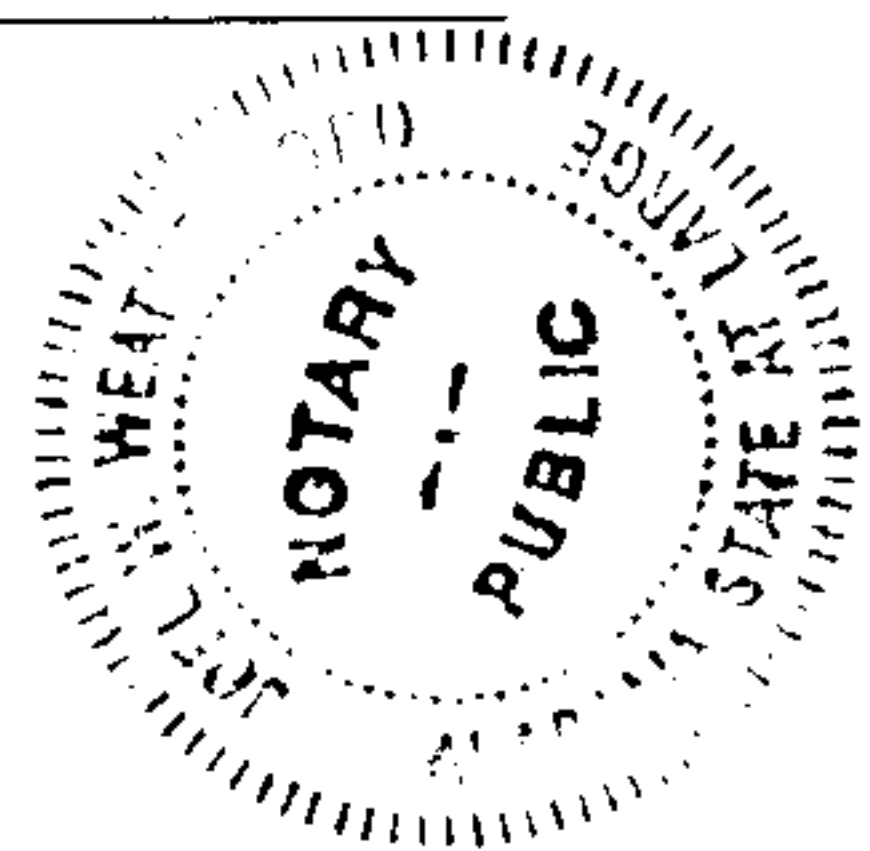
  
Phillip Bruce Gamble

**STATE OF ALABAMA    )**  
**HOUSTON COUNTY    )**

I, Joel W. Weatherford, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Phillip Bruce Gamble, a married man**, whose name is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 29<sup>th</sup> day of January, 2018.

  
Notary Public  
My Commission Expires: 5-03-21



**Grantee's Address:**

\_\_\_\_\_  
\_\_\_\_\_

  
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Real Estate Sales Validation Form

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

Grantor's Name: **Phillip Bruce Gamble**

Grantee's Name: **Daniel P. Donaldson**

Mailing Address: **1530 Randall Wade Rd.  
Headland, AL 36345**

Mailing Address: **369 Birmingham Street  
Montevallo, AL 35115**

Property Address: **369 Birmingham Street  
Montevallo, AL 35115**

Date of Sale **January 29, 2018**  
Total Purchase Price **\$36,653.31**

Actual Value or \$ \_\_\_\_\_

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

☐ Appraisal

☒ Sales Contract

☐ Other \_\_\_\_\_

☒ 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 Mon Jan 29 18

Print Phillip Bruce Gamble

Unattested [Signature]

(verified by)

Sign

[Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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