

This instrument prepared by:
Wesley L. Phillips
Phillips Law Group, LLC
P.O. Box 362001
Birmingham, Alabama 35236
Facsimile – 800-536-0385
wlp@wphillipslaw.com

Send tax notice to:
Kenneth R. Gaut
12347 Old Highway 280
Chelsea, Alabama 35043


20180216000051560 1/4 \$94.50
Shelby Cnty Judge of Probate, AL
02/16/2018 01:05:54 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED – TITLE NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid to the undersigned, KENNETH R. GAUT, an unmarried man and DIANNE K. WISE, an unmarried woman (hereinafter referred to as "Grantors") by KENNETH R. GAUT, an unmarried man, and THERESA G. NIENDORF, a married woman, as Joint Tenants with the Right of Survivorship (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged. Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND SITUATED ON THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST AND RUN THENCE S 02 DEGREES 30 MINUTES W ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 137.31 FEET; THENCE S 32 DEGREES 51 MINUTES W A DISTANCE OF 198.31 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT OF WAY OF OLD HIGHWAY #280, THENCE N 78 DEGREES 24 MINUTES AND 00 SECONDS E A DISTANCE OF 315.75 FEET TO AN IRON PIN; THENCE S 21 DEGREES 14 MINUTES 17 SECONDS W A DISTANCE OF 41.42 FEET TO AN IRON PIN FOUND AT THE POINT OF BEGINNING OF THE WITHIN DESCRIBED TRACT; THENCE S 08 DEGREES 29 MINUTES 05 SECONDS W A DISTANCE OF 183.73 FEET TO AN IRON PIN SET; THENCE N 85 DEGREES 35 MINUTES 43 SECONDS W A DISTANCE OF 312.80 FEET TO AN IRON PIN FOUND; THENCE N 05 DEGREES 27 MINUTES 28 SECONDS E A DISTANCE OF 183.29 FEET TO AN IRON PIN FOUND; THENCE S 85 DEGREES 35 MINUTES 43 SECONDS E A DISTANCE OF 322.50 FEET BACK TO THE POINT OF BEGINNING.

INCLUDING THAT EASEMENT KNOWN AS:

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 1 WEST AND RUN THENCE S 02 DEGREES 30 MINUTES W ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION; THENCE S 32 DEGREES 51 MINUTES W A DISTANCE OF 198.81 FEET TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF THE WITHIN DESCRIBED TRACT 2 ON THE EASTERLY RIGHT OF WAY OF OLD HIGHWAY #280; THENCE S 33 DEGREES 60 MINUTES 01 SECOND W ALONG SAID RIGHT OF WAY A DISTANCE OF 77.86 FEET TO THE CENTERLINE OF SAID 20' EASEMENT; THENCE N 66 DEGREES 06 MINUTES 42 SECONDS W A DISTANCE OF 98.06 FEET; THENCE N 74 DEGREES 08 MINUTES 07 SECONDS W A DISTANCE OF 78.34 FEET; THENCE N 27 DEGREES 14 MINUTES 21 SECONDS W A DISTANCE OF 38.68

FEET; THENCE N 84 DEGREES 36 MINUTES 14 SECONDS W A DISTANCE OF 23.02 FEET; THENCE S 73 DEGREES 22 MINUTES 51 SECONDS W A DISTANCE OF 35.87 FEET; THENCE S 62 DEGREES 12 MINUTES 38 SECONDS W A DISTANCE OF 63.25 FEET TO THE EASTERLY LINE OF THE WITHIN DESCRIBED TRACT 1. SAID 20' EASEMENT INTENDED TO BE ALONG AN EXISTING DRIVEWAY FROM OLD HIGHWAY #280 RUNNING WESTERLY ACROSS SAID TRACT 2 TO SAID TRACT 1.

SUBJECT TO:

1. Right-of-ways, easements, covenants, reservations, liens, mortgages, restrictions of record, and any rights of redemption, if any, and anything that can be revealed by observation.
2. Ad Valorem taxes for the current year, any year not paid, any year re-assessed, and all subsequent years.
3. Mineral and Mining Rights excepted, if any.
4. No title exam performed, No title exam requested; No title opinion issued; No title opinion requested; No survey provided, No survey requested. Grantees herein are aware of the availability of title insurance but have declined such available title insurance.
5. The preparer of this instrument acts as a draftsman only. Grantors and Grantees herein acknowledge that no tax advice, Medicare advice, or Medicaid advice was rendered in the preparation of this document.

TO HAVE AND TO HOLD unto the Grantees, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, successors and assigns, covenant with the Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that there is a good right to sell and convey the same as aforesaid; and that they and successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, KENNETH R. GAUT and DIANNE K. WISE, have hereunto set each one's signature and seal on this the 5th + 16 day of Feb, 2018.

GRANTORS:

Kenneth H. Gaut
KENNETH H. GAUT, an unmarried man

2-16-18

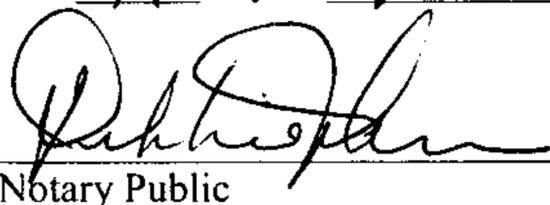
Dianne K. Wise
DIANNE K. WISE, an unmarried woman


20180216000051560 2/4 \$94.50
Shelby Cnty Judge of Probate, AL
02/16/2018 01:05:54 PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that KENNETH R. GAUT, whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the same date.

Given under my hand and seal on this the 16 day of Feb.,
2018.



Notary Public

My Commission Expires: _____

DEBBIE JOHNSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
June 18, 2018

STATE)
)
COUNTY OF SHELBY)

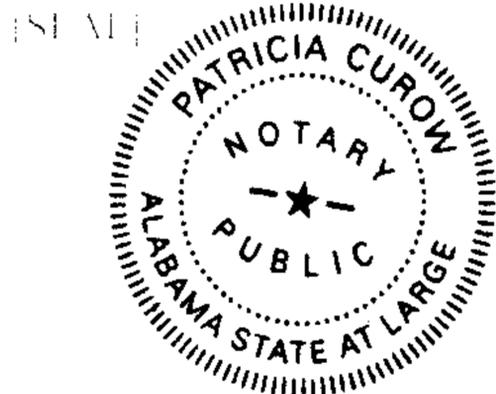
I, the undersigned, a Notary Public in and for said county in said state, hereby certify that DIANNE K. WISE, whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, she executed the same voluntarily on the same date.

Given under my hand and seal on this the 5th day of February,
2018.



Notary Public

My Commission Expires: 3/14/20




20180216000051560 3/4 \$94.50
Shelby Cnty Judge of Probate, AL
02/16/2018 01:05:54 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kenneth Gaut
Mailing Address 12347 Old Hwy 280
Chelsea AL 35043

Grantee's Name Kenneth H. Gaut
Mailing Address 12347 Old Hwy 280
Chelsea AL 35043

Property Address 12347 Old Hwy 280
Chelsea AL 35043

Date of Sale 2/16/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 140,410 1/2 70,205

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 2/16/18

Print TERESA G. NIENDORF

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

Form RT-1