

THIS INSTRUMENT PREPARED BY:
M. BRANDON WALKER, ESQ.
WALKER McMULLAN, LLC.
242 WEST VALLEY AVE. STE 312
BIRMINGHAM, ALABAMA 35209

PLEASE SEND TAX NOTICES TO:
GAMBLE HOLDINGS, LLC
P.O. BOX 396
Pelham, Alabama 35124

GENERAL
WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of exactly **Two Hundred and Eighty-Eight Thousand No/100 Dollars (\$288,000.00)** to the undersigned **GRANTORS** in hand paid by the **GRANTEE** herein, the receipt and sufficiency whereof is hereby fully acknowledged, I **ELIZABETH G. CLAYTON** a widowed woman (one of two survivors from survivorship deed recorded in Shelby County, AL Book 091 Page 654), and **JIM GAMBLE**, an unmarried man (the other survivor from survivorship deed recorded in Shelby County, AL Book 091 Page 654) (herein referred to as **GRANTORS**), do hereby grant, bargain, sell and fully convey unto **GAMBLE HOLDINGS, LLC** (herein referred to as **GRANTEE**), the following described real estate, situated in Shelby county, Alabama, to-wit:

Part of Lot 20 and 21, Block A Nickerson’s Addition to Alabaster, as recorded in Map Book 3, Pages 61 and 69, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of the NW ¼ of the SW ¼ of Section 1, Township 21 South, Range 3 West; thence run West along the South line of said ¼-¼ section for 421.56 feet; thence to the right with a deflection angle of 15°51’ and run Northwesterly for 62.80 feet to the Point of Beginning; thence to the left with a deflection angle of 15°37’ and run West along the North right of way line of an unopened, unnamed street for 290.00 feet; thence to the right with an interior angle of 91°41’ and run Northerly for 300.00 feet to a point on the South line of an unopened, unnamed street; thence to the right with an interior angle of 88°19’ and run East along said right of way line for 30.84 feet to a point on the Southwesterly right of way line of U.S. Highway No. 31; thence to the right with an interior angle of 136°34’36” and run Southeasterly along said right of way line of U.S. Highway No. 31; thence to the right with an interior angle of 136°34’36” and run Southeasterly along said right of way line of U.S. Highway No. 31 for 367.34 feet; thence to the right with an interior angle of 135°06’24” and run South for 47.45 feet to the Point of Beginning.
LESS AND EXCEPT the following: Begin at the SW corner of Lot 20, Block A, Nickerson’s Addition to Alabaster, as recorded in Map Book 3, Page 61, in the Probate Office of Shelby County, Alabama, and run N00°00’E for 299.92 feet; thence S88°19’36”E along the North line of said Lot 20 for 30.73 feet to a point of intersection with the Southwesterly right of way line of U.S. Highway No. 31; thence S46°24’20”E for 138.80 feet to a point of intersection with the South line of Lot 21, of said subdivision; thence N88°24’27”W along the South line of Lots 21 and 20 of said subdivision for 152.97 feet to Point of Beginning.

Tax Parcel ID 23-1-01-3-002-011.000

Subject to: (1) Property taxes for the current year and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) mineral and mining rights, if any.

TO HAVE AND TO HOLD unto the said **GRANTEE(S)**, his/her/their heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEE**, their heirs and assigns, that are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend

the same to the said **GRANTEE**, their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, GRANTORS have hereunto set his/her/their hand(s) and seal, this the 22nd day of February, 2018.

Elizabeth G. Clayton 2-22-18
Elizabeth G. Clayton

Jim Gamble
Jim Gamble

STATE OF ALABAMA)
COUNTY OF Chilton)

I, the undersigned, a Notary Public, hereby certify that **Elizabeth G. Clayton and Jim Gamble**, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument and with full authority, she and he has executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of February, 2018.

Kimberly Martin Robinson
Notary Public
My commission expires:

