


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

  
20180417000129150 1/3 \$361.00  
Shelby Cnty Judge of Probate: AL  
04/17/2018 03:34:47 PM FILED/CERT

Send Tax Notice to:  
**Daniel Gingles**  
**247 Co Rd 61**  
**Columbiana, AL 35051**

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **THREE HUNDRED THIRTY NINE THOUSAND SEVEN HUNDRED AND NO/00 DOLLARS (\$339,700.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **K&S Plumbing Services LLC (herein referred to as Grantor)** grant, bargain, sell and convey unto **Daniel W. Gingles and Kathy Gingles (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

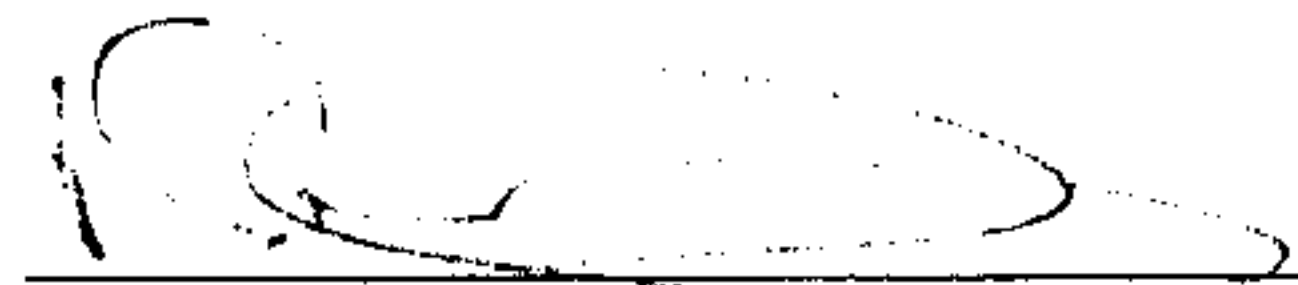
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 16<sup>th</sup> day of April, 2018.



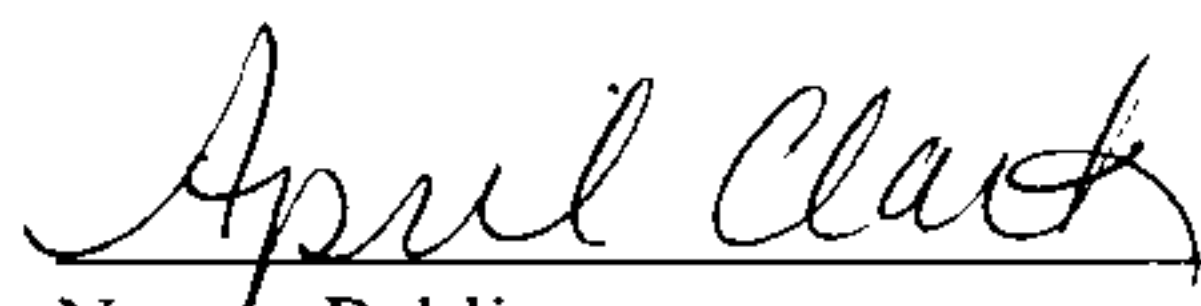
**K&S Plumbing Services LLC**  
**By: Daniel W. Gingles**  
**As: Managing Member**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Daniel W. Gingles as Managing Member of K&S Plumbing Services LLC**, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of April, 2018.



  
Notary Public  
My Commission Expires: 9-22-2020

Shelby County: AL 04/17/2018  
State of Alabama  
Deed Tax: \$340.00

## **EXHIBIT A – LEAGAL DESCRIPTION**

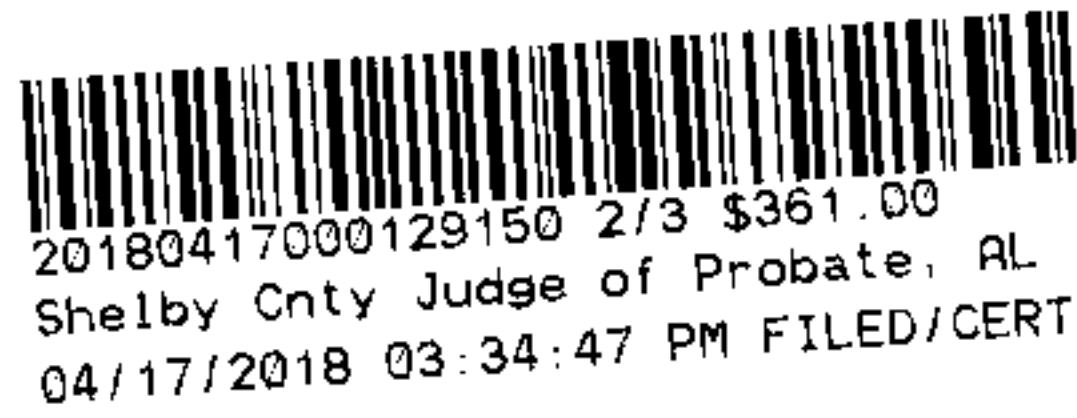
Lot 1 of the Gingles Family Subdivision, being more particularly described as follows:

Commence at the NW Corner of the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence S78°24'11"E, a distance of 817.57' to the POINT OF BEGINNING; thence S87°20'01"E, a distance of 466.50'; thence S02°39'59"W, a distance of 466.50'; thence N87°20'01"W, a distance of 466.50'; thence N02°39'59"E, a distance of 466.50' to the POINT OF BEGINNING.

Said Parcel containing 5.00 acres, more or less.

ALSO AND INCLUDING a 20' Wide Ingress/Egress & Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 1 East, Shelby County, Alabama; thence S78°24'11"E, a distance of 817.57'; thence S02°39'59"W, a distance of 466.50'; thence S87°20'01"E, a distance of 133.67' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S04°32'48"E, a distance of 355.72'; thence S23°38'19"W, a distance of 115.38'; thence S00°17'49"E, a distance of 109.73'; thence S47°24'45"E, a distance of 95.84'; thence S11°54'48"E, a distance of 104.02' to the Northerly R.O.W. line of Shelby County Highway 61, 80' R.O.W., and the POINT OF ENDING OF SAID CENTERLINE.



# Real Estate Sales Validation Form

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

Grantor's Name H+S Plumbing Services LLC Grantee's Name Daniel W. Gingles  
Mailing Address \_\_\_\_\_ Mailing Address 247 Co Rd 61  
\_\_\_\_\_  
Columbiana, AL 35051  
\_\_\_\_\_  
Property Address 247 Co. Rd 61 Date of Sale April 16, 2018  
Columbiana, AL 35051 Total Purchase Price \$ \_\_\_\_\_  
\_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 339,700.00

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 ☒ Other tax value  
☐ 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 \_\_\_\_\_

Print Daniel W. Gingles

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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