

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To  
Terri O'Dazier and Brandon O'Dazier  
100 Beach Lane  
Shelby, AL 35143

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Forty Two Thousand Four Hundred and No/100 Dollars (\$242,400.00)** and other good and valuable consideration, this day in hand paid to the undersigned **Patrick R. Gault and Amber M. Gault, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Terri O'Dazier and Brandon O'Dazier** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2019.  
Existing covenants and restrictions, easements, building lines and limitations of record.

\$238,009.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 07/26/2018  
State of Alabama  
Deed Tax: \$4.50

  
20180726000266460 1/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/26/2018 08:00:25 AM FILED/CERT

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s, this  
20th day of June 2018.

x Patrick R. Gaut  
Patrick R. Gaut

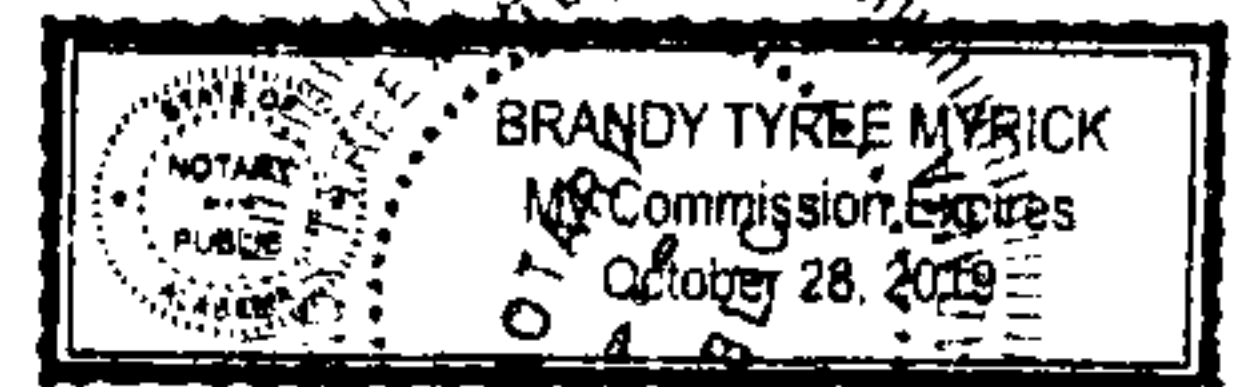
x Amber M. Gaut  
Amber M. Gaut

✓ THE STATE OF  
Escambia  
COUNTY.

I, the undersigned, Brandy Tyree Myrick, a Notary Public, in and for said State  
Alabama, hereby certify that Patrick R. Gaut and Amber M. Gaut husband and wife  
whose names is/are signed to the foregoing conveyance, and who is/are known to me acknowledged  
before me on this day that, being informed of the contents of the conveyance, he, she, they executed the  
same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of June, 2018.

✓ Brandy Tyree Myrick  
Notary Public



MR-BR-8341800

This instrument was prepared by:  
Joan M. Brady, Attorney  
449 Taft Avenue  
Glen Ellyn, IL 60137

20180726000266460 2/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/26/2018 08:00:25 AM FILED/CERT

## LEGAL DESCRIPTION

A parcel of land in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 24 North, Range 15 East, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence run Westerly along the South line thereof 1512.86 feet to the point of beginning; thence 89 degrees 58 minutes right run Northerly 296.13 feet; thence 90 degrees left run Westerly 150.00 feet; thence 90 degrees left run Southerly 296.21 feet to the aforesaid South line of said 1/4-1/4 Section; thence continue South to a point on the North shore line of Lay Lake; thence turn left and run Easterly along said shore line 150.00 feet to a point due South of the point of beginning; thence left run North to the point of beginning.

ALSO, an easement for ingress and egress, described as follows: Commence at the SE corner of the SE 1/4 of the NE 1/4 of Section 1, Township 24 North, Range 15 East; thence Westerly along the South line thereof 1812.86 feet; thence 90 degrees 02 minutes right run Northerly for 206.30 feet to the point of beginning of an egress easement herein described, said easement being a 60-foot wide strip along an existing road bed and being 35 feet North and 25 feet South of the following line from the point of beginning; turn 90 degrees right and run 450.00 feet; thence 10 Degrees right run 162.47 feet to the end of said easement.

Situated in Shelby County, Alabama.

  
20180726000266460 3/4 \$28.50  
Shelby Cnty Judge of Probate, AL  
07/26/2018 08:00:25 AM 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   | Patrick R. Gaut and Amber M. Gaut                    | Grantee's Name          | Terri O'Dazier<br>Brandon O'Dazier               |
| Mailing Address  | <u>X 100 Beach Lane</u><br><u>X Shelby, AL 35143</u> | Mailing Address         | <u>100 Beach Lane</u><br><u>Shelby, AL 35143</u> |
| Property Address | <u>100 Beach Lane</u><br><u>Shelby, AL 35143</u>     | Date of Sale            | <u>July 20, 2018</u>                             |
|                  |                                                      | Total Purchase Price    | <u>\$ 242,400.00</u>                             |
|                  |                                                      | or                      |                                                  |
|                  |                                                      | Actual Value            | <u>\$</u>                                        |
|                  |                                                      | or                      |                                                  |
|                  |                                                      | Assessor's Market Value | <u>\$</u>                                        |

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)

|                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> 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 | <u>Settlement Date</u> | Print | <u>X Patrick R. GAUT</u>                        |
|      | <u>Unattested</u>      | Sign  | <u>X Patrick R. Gaut</u>                        |
|      |                        |       | <u>(Grantor/Grantee/Owner/Agent) circle one</u> |

(verified by)

Form RT-1



20180726000266460 4/4 \$28.50  
Shelby Cnty Judge of Probate AL  
07/26/2018 08:00:25 AM FILED/CERT