

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 **Ten Dollars 0/100 (\$10.00)** and other valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt and sufficiency whereof is hereby fully acknowledged, **GAMBLE HOLDINGS, LLC** (herein referred to as **GRANTOR**), 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:

A parcel of land being 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, located in the municipality of Alabaster, lying in Section 1, Township 21 South, Range 3 West, and being more particularly described as follows:

Commence at 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 a distance of 421.56 feet (Deed 421.56'); thence to the right with a deflection angle of 15 deg. 51 min. (Deed 15deg. 51 min.) and run Northwesterly for 62.80 feet to the Point of Beginning; thence to the left with a deflection angle of 15 deg. 37 min. (Deed 15 deg. 37 min.) and run West along the North right of way line of an unopened, unnamed street for 137.03 feet (Deed 137.03'); thence right with a deflection angle of 42 deg. 53 min. 21 sec. (Deed 42 deg. 00 min. 07 sec.) and leaving said northerly right of way run Northeasterly for a distance of 136.54 feet (Deed 138.80') to a point; thence right with a deflection of 89 deg. 09'20 sec. and run in a northeasterly direction a distance of 128.74 feet (Deed 131.43') to a point on the Southwesterly right of way line of U.S. Highway No. 31; thence right with a deflection of 91 deg. 22 min. 42 sec. and run Southeasterly along said right of way line of U.S. Highway No. 31 for a distance of 273.94 feet to a point of intersection with the Southwesterly right of way line of U.S. Highway No. 31 and the north right of way line of said unopened, unnamed street; thence right with a deflection not angle of 136 deg. 17 min. 52 sec. and leaving said U.S. Highway No. 31 and run in a westerly direction a distance of 48.11 feet to the point of Beginning.

Said parcel of land is the same property as described instrument #20180409000118320 and Instrument #20180409000118310


20190429000139860 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
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TO HAVE AND TO HOLD unto the said **GRANTEE**, his/her/their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said **GRANTEE(S)**, his/her/their heir(s) and assigns, that I/we am/are lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; and that I/we will and my/our heir(s), executor(s) and administrator(s) shall warrant and defend the same to the said **GRANTEE(S)**, his/her/their heirs and assigns forever, against the lawful claims of any and all persons.

IN WITNESS WHEREOF, **GRANTOR(S)** has/have hereunto set his/her/their hand(s) and seal, this the 26th day of April, 2019.


Bryan Gamble
For Gamble Holdings, LLC

STATE OF ALABAMA

COUNTY OF CHILTON

I, the undersigned, a Notary Public, hereby certify that **Bryan Gamble** whose name is 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 26th day of April, 2019.


Notary Public
My commission expires: 1-19-2020


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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 Gamble Holdings LLC
Mailing Address P.O. Box 396
Pelham, AL 35124

Grantee's Name Gamble Holdings, LLC
Mailing Address P.O. Box 396
Pelham, AL 35124

Property Address 9116 1st Street
Alabaster, AL 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 55,1660.00

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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☐ Other

deed recorded to
combine parcel #5

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 4/29/19

Print Bryan L. Gamble

Sign Bryan L. Gamble

(Grantor/Grantee/Owner/Agent) circle one



20190429000139860 3/3 \$22.00
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Verified by)

Form RT-1