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08/07/2019 12:37:10 PM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Michael & Mercedes Gibbons
/68 Country Manor Dr
STERRETT, AL 35147

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Five Hundred Ninety Thousand Dollars and NO/100 (\$590,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Michael J. Sampsell and Mercedes K. Sampsell, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Michael A. Gibbons and Mercedes J. Gibbons** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

SEE ATTACHED EXHIBIT A

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 483,933.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this 6th day of August, 2019.

STATE OF AL
COUNTY OF Jefferson

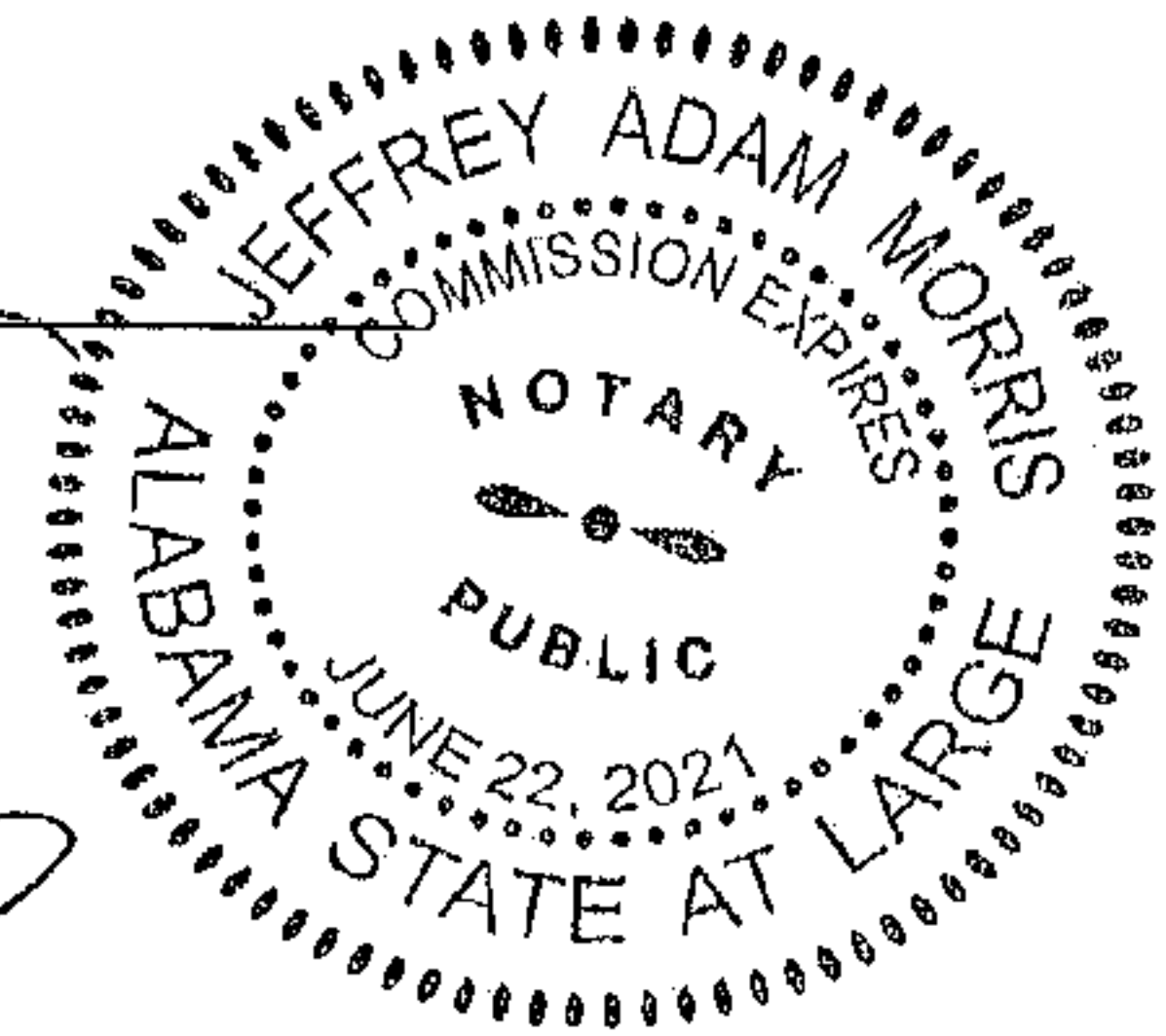
[Signature]
Michael J. Sampsell

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Michael J. Sampsell** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of August, 2019.

Notary Seal

[Signature]
Notary Public
My commission expires:



[Signature]
Mercedes K. Sampsell

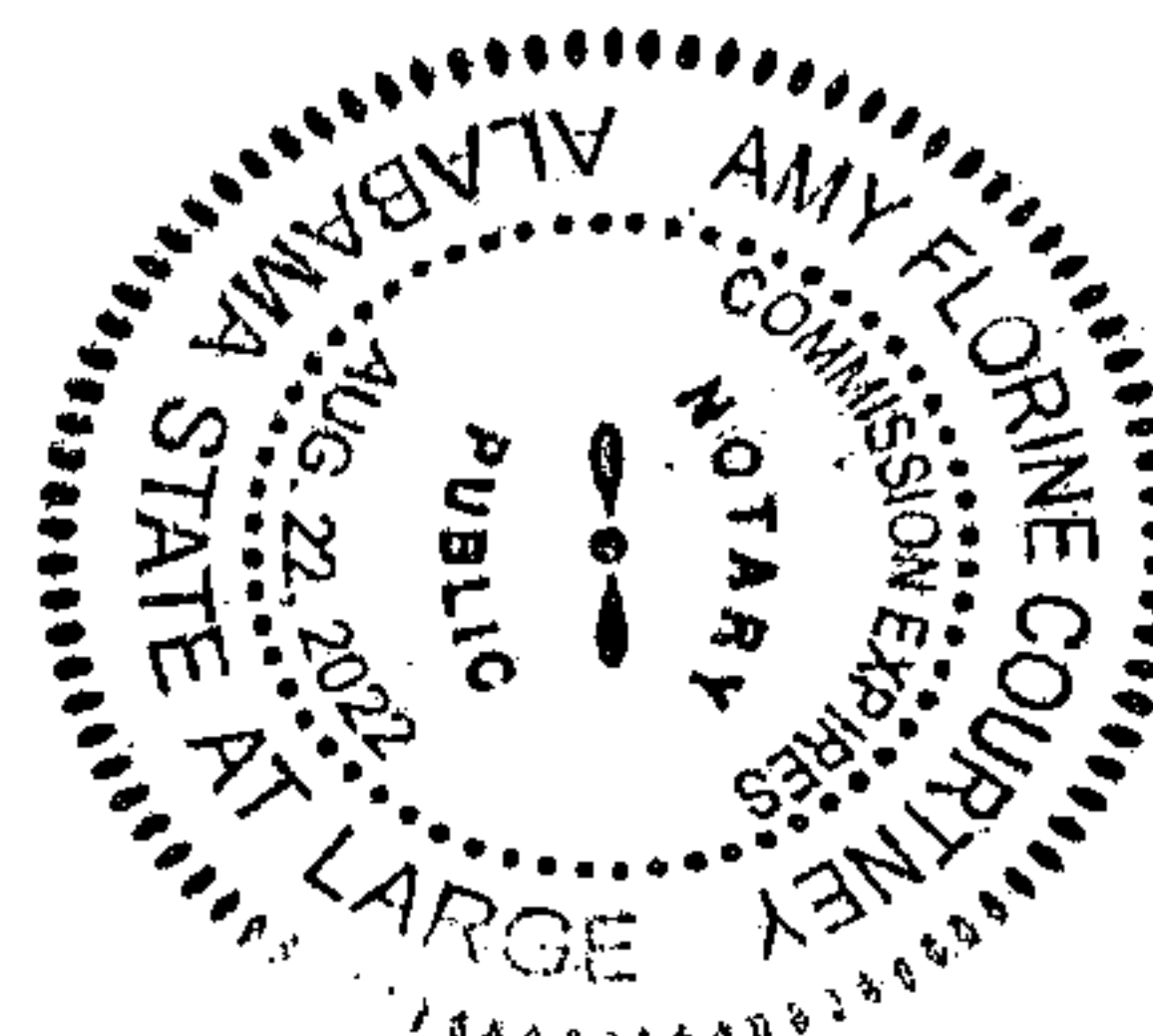
STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Mercedes K. Sampsell** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 2nd day of August, 2019.

Notary Seal

[Signature]
Notary Public
My commission expires:



Real Estate Sales Validation Form

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

Gibbons

Grantor's Name Michael Sampson
 Mailing Address 121 Englewood Ln
Sylacauga, AL
35151

Grantee's Name Michael + Mercedes
 Mailing Address 168 Country Manor Dr.
Sterrett, AL
35147

Property Address 168 Country Manor Dr
Sterrett, AL
35147

Date of Sale 8-6-19Total Purchase Price \$ 590,000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 _____☒ 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 8-6-19Print James Yonfa

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

EXHIBIT A

The Land is described as follows:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

COMMENCE AT THE NE CORNER OF THE NE ¼ OF SECTION 32, TOWNSHIP 19S, RANGE 1E, SHELBY COUNTY, ALABAMA, AND RUN SOUTH ALONG SAID ¼ SECTION LINE FOR A DISTANCE OF 626.27 FEET TO THE CENTERLINE OF COLONIAL PIPELINE COMPANY RIGHT OF WAY; THENCE TURN 69°06'12" RIGHT AND RUN SOUTHWESTERLY ALONG SAID CENTERLINE OF PIPELINE FOR A DISTANCE OF 1337.24 FEET TO THE POINT OF BEGINNING AND THE SW CORNER OF PROPERTY CONVEYED TO LEWIS EDWARD WOOLLEY AND WIFE, VIRGINIA F. WOOLLEY AS DESCRIBED IN REAL 23, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THENCE CONTINUE ALONG LAST DESCRIBED COURSE FOR A DISTANCE OF 301.23 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 107°49'29" AND RUN A DISTANCE OF 741.26 FEET TO THE CENTERLINE OF A PAVED ROAD; THENCE TURN AN ANGLE TO THE RIGHT OF 88°34'31" AND RUN ALONG SAID CENTERLINE OF ROAD A DISTANCE OF 272.23 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90°08'51" AND RUN 655.99 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

A NON-EXCLUSIVE EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE NE ¼ OF SECTION 34, TOWNSHIP 19S, RANGE 1E SHELBY COUNTY, ALABAMA AND RUN SOUTH 626.27 FEET TO A POINT OF INTERSECTION WITH A LINE WHICH IS 38 FEET NORTHWESTERLY OF THE SOUTH LINE OF A PIPELINE EASEMENT; THENCE AN ANGLE TO THE RIGHT OF 68°00' AND RUN SOUTHWESTERLY AND PARALLEL TO THE SOUTH LINE OF SAID PIPELINE EASEMENT, 1345.31 FEET; THENCE AN ANGLE TO THE RIGHT OF 107°40'17" AND RUN NORTHERLY 635.56 FEET TO THE POINT OF BEGINNING OF SAID INGRESS AND EGRESS EASEMENT, SAID EASEMENT BEING 60.00 FEET WIDE, 30.00 FEET EACH SIDE OF A LINE DESCRIBED AS FOLLOWS: FROM SAID DESCRIBED POINT OF BEGINNING TURN LEFT FROM LAST DESCRIBED COURSE AN ANGLE OF 90°00' AND RUN WESTERLY 1045.00 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 51 TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 12:37:10 PM
\$130.50 CHERRY
20190807000284620

Allen S. Bayl