

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Marvin Robert Allen and Celeste H. Hill
920 Alston Farm Rd.
Columbiana, AL 35051

WARRANTY DEED

20191202000445270
12/02/2019 03:49:43 PM
DEEDS 1/3

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Twenty-Five Thousand And No/100 Dollars (\$625,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Keith A. Gobel and Susan P. Hill, husband and wife (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Marvin Robert Allen and Celeste H. Hill (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land situated in the Southwest quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama; being more particularly described as follows:

Being at a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southwest quarter of said section 17; thence run East along the North line of said quarter-quarter section for a distance of 1,328.66 feet to a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17; thence turn an angle to the left of 00 degrees 24 minutes 00 seconds and run in an easterly direction along the North line of said quarter-quarter section for a distance of 379.11 feet to an iron pin found; thence turn an angle to the right of 78 degrees 32 minutes 39 seconds and run in a southeasterly direction for a distance of 348.82 feet to a point; thence turn an angle to the right of 09 degrees 51 minutes 31 seconds and run in a southerly direction for a distance of 579.65 feet to a point; thence turn an angle to the right of 74 degrees 51 minutes 24 seconds and run in a southwesterly direction for a distance of 467.66 feet to a point; thence turn an angle to the right of 14 degrees 19 minutes 34 seconds and run in a westerly direction for a distance of 370.88 feet to a point; thence turn an angle to the right of 91 degrees 43 minutes 28 second and run in a northerly direction for a distance of 200.00 feet to a point; thence turn an angle to the left of 51 degrees 52 minutes 17 seconds and run in a northwesterly direction for a distance of 629.30 feet to a point; thence turn an angle to the left of 38 degrees 07 minutes 43 seconds and run in a westerly direction for a distance of 466.68 feet to an iron pin set on the West line of said Section 17; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a northerly direction along said East line for a distance of 504.00 feet to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$484,350.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 27th day of November, 20 19.



Keith A. Gobel

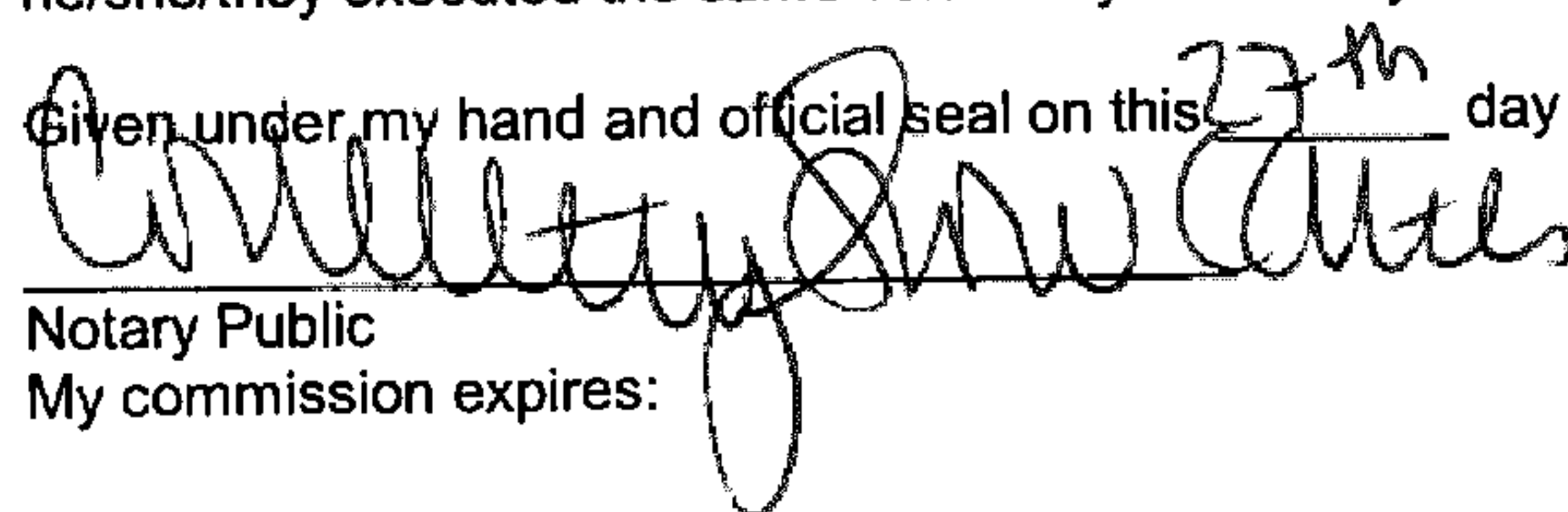


Susan P. Hill

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Keith A. Gobel and Susan P. Hill whose name(s) 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 on this 27th day of November, 20 19.



Notary Public

My commission expires:



20191202000445270 12/02/2019 03:49:43 PM DEEDS 2/3

Real Estate Sales Validation Form

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

Grantor's Name	Keith A. Gobel and Susan P. Hill	Grantee's Name	Marvin Robert Allen and Celeste H. Hill
Mailing Address	920 Alston Farm Rd. Columbiana, AL 35051	Mailing Address	920 Alston Farm Rd. Columbiana, AL 35051
Property Address	920 Alston Farm Rd. Columbiana, AL 35051	Date of Sale	November 27, 2019
		Total Purchase Price	\$625,000.00
		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)

<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 - Keith A. Gobel and Susan P. Hill, 920 Alston Farm Rd., Columbiana, AL 35051.

Grantee's name and mailing address - Marvin Robert Allen and Celeste H. Hill, 920 Alston Farm Rd., Columbiana, AL 35051.

Property address - 920 Alston Farm Rd., Columbiana, AL 35051

Date of Sale - November 27, 2019.

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.

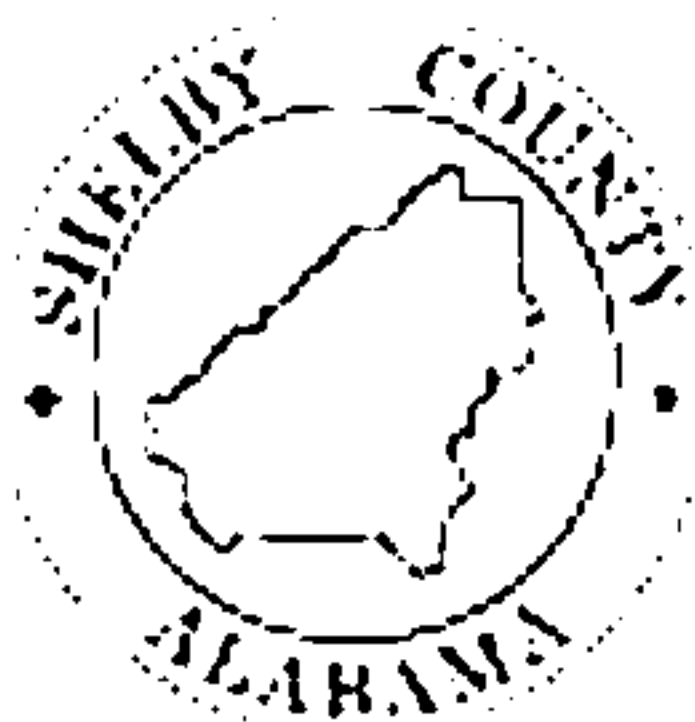
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: November 27, 2019

Sign *William Carter*
Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2019 03:49:43 PM
\$169.00 CHARITY
20191202000445270

Allen S. Bayl