

20200417000151350
04/17/2020 01:20:24 PM
DEEDS 1/3

Send Tax Notice To:
Sherry G. Gulledge
80 Silver Hill Lane
Leeds AL 35094

GENERAL WARRANTY DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE OR SURVEY.

STATE OF ALABAMA }
COUNTY OF SHELBY } } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF Ten and 0/100 Dollars (\$10.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Sherry G. Gullledge**, an unmarried woman, (herein referred to as grantor), grant, sell, bargain and convey unto, **Sherry G. Gullledge, Garrison Madison Gullledge and Hunter Reed Gullledge**, as joint tenants with rights of survivorship (herein referred to as Grantee whether one or more), the following described real estate, situated in SHELBY County, Alabama to wit:

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 17 South, Range 1 East, Shelby County, Alabama; thence run southerly along the west line for a distance of 812.30' to the point of beginning. Thence continue along same line for a distance of 130.0', thence turn $61^{\circ}28'$ to the left for a distance of 65.86', thence turn $61^{\circ}28'$ to the left for a distance of 245.0'; thence turn $100^{\circ}00'$ to the left for a distance of 175.00', thence turn $81^{\circ}45'21''$ to the left for a distance of 175.48' to the point of beginning.

Parcel ID 01-8-33-0-000-013.003

Reserving thereto a life estate in favor of William Harrison Gulledge. Upon the death of William Harrison Gulledge the property must be vacated in 60 days by anyone else living there and possession shall then be given to any of the remaining grantees. The Grantor also states the property shall not be sold until Hunter Reed Gulledge, a minor, has reached the age of majority, which is 19 in the State of Alabama.

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

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said grantee, their heirs, successors and assigns forever.

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

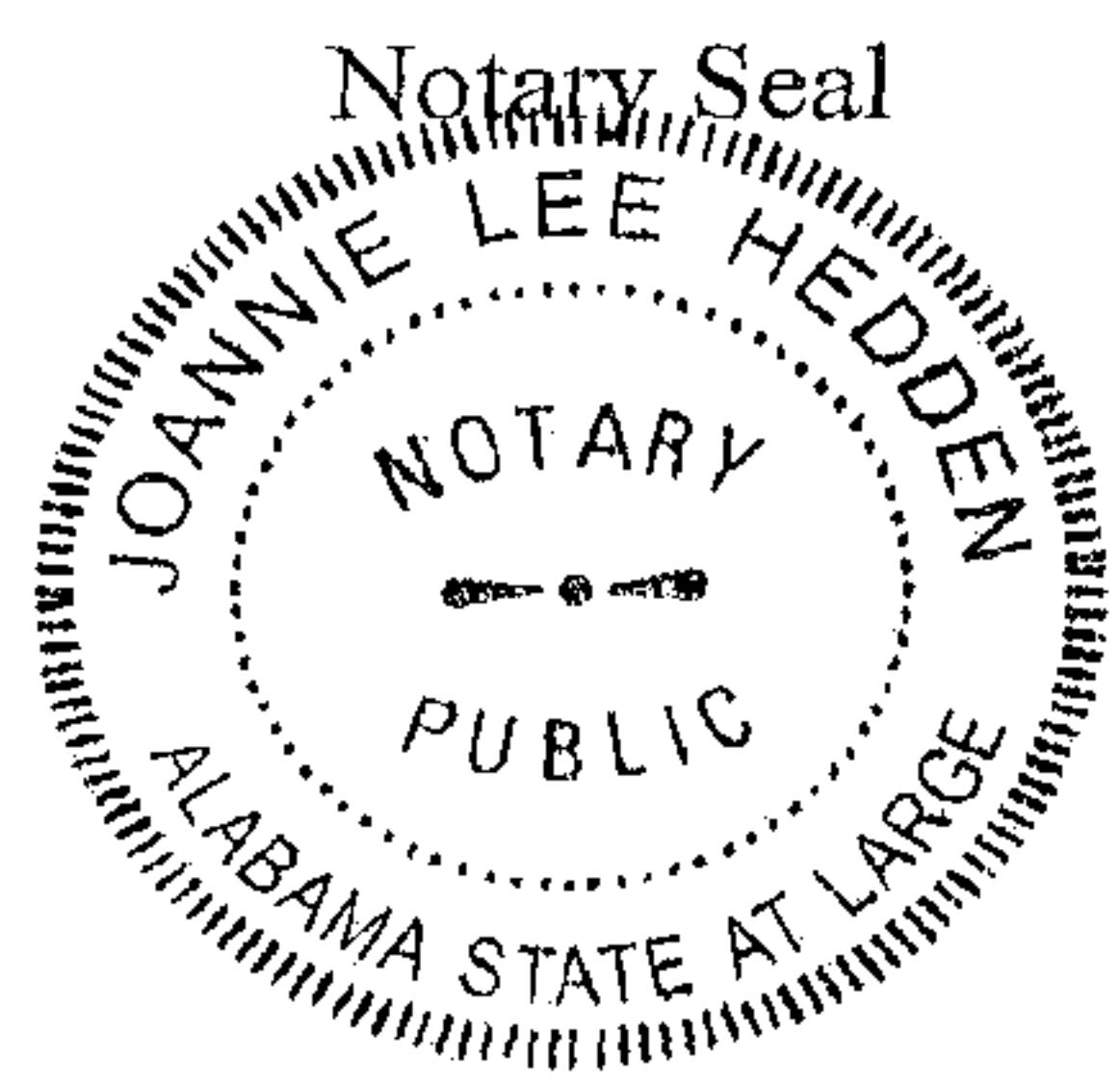
IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this
16th day of April, 2020.

Sherry G. Gulledge
Sherry G. Gulledge

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Sherry G. Gulledge, 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, she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2020.



Joannie Lee Hadden
Notary Public
My commission expires: 6/13/2022

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Sherry G. Gulledge
 Mailing Address
80 Silver Hill Lane
Leeds AL 35094

Grantee's Name Sherry G. Gulledge & Harrison
 Mailing Address Gulledge & Hunter Gulledge
80 Silver Hill Lane
Leeds AL 35094

Property Address 80 Silver Hill Lane
Leeds AL 35094

Date of Sale 4-17-2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 98110.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other Tax Assessors Market Value
<input 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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/17/2020 01:20:24 PM
 S127.50 CHERRY
 20200417000151350

[Print Form](#)

Form RT-1

Allen S. Bayl