

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

ROY W. GILBERT, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I, ROY W. GILBERT JR. AND WIFE, JUDY L. GILBERT (herein referred to as GRANTORS) do by these presents, grant, bargain, sell and convey unto ROY W. GILBERT III AND SHARON GILBERT (herein referred to as GRANTEES), as joint tenants, with right of survivorship, whether one or more, the following described real estate, situated in SHELBY County, ALABAMA, to-wit:

SEE ATTACHED SHEET EXHIBIT "A" ATTACHED HERETO

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION.

Subject to the following:

1. Taxes for the year beginning October 1, 2009 which constitute a lien but are not due and payable until October 1, 2010.
2. Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

TO HAVE AND TO HOLD unto the said GRANTEE its successors and assigns forever.

And said GRANTORS, do for themselves, and their heirs and assigns, covenant with said GRANTEES, their heirs, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that they have good right that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns, 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 said GRANTORS, ROY W. GILBERT, JR. AND WIFE, JUDY L. GILBERT have hereunto set their signature and seal, this the 24 day of NOVEMBER, 2009.

ROY W. GILBERT JR.
JUDY L. GILBERT

STATE OF (ALABAMA)
COUNTY OF Jefferson

ACKNOWLEDGEMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify ROY W. GILBERT, JR. AND WIFE JUDY L. GILBERT, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under our hand this the 21 day of NOVEMBER, 2009.

Janice G. Gallagher
Notary Public

My commission expires

Janice G. Gallagher
Notary Public, Alabama State At Large
My Commission Expires 4/18/12


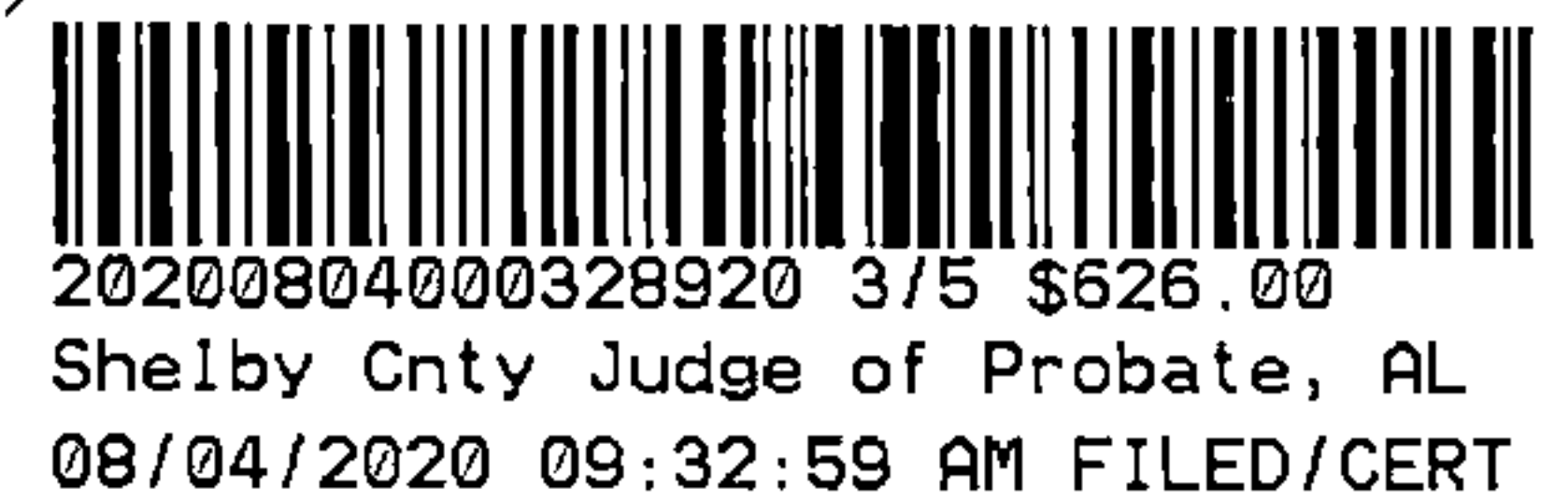

20200804000328920 2/5 \$626.00
Shelby Cnty Judge of Probate, AL
08/04/2020 09:32:59 AM FILED/CERT

EXHIBIT A



A parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21, run North 01 degrees, 33 minutes, 13 seconds East along an assumed bearing and also along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 652.15 feet to an iron pin found with LDW cap; thence run North 26 degrees 32 minutes 42 seconds East for a distance of 50.11 feet to an iron pin found with LDW cap; thence run North 25 degrees 17 minutes 15 seconds East for a distance of 83.36 feet to an iron pin found with LDW cap; thence run North 24 degrees 10 minutes 29 seconds East for a distance of 83.98 feet to an iron pin found with LDW cap; thence run North 22 degrees 20 minutes 01 seconds East for a distance of 78.17 feet to an iron pin found with LDW cap; thence run North 19 degrees 26 minutes 13 seconds East for a distance of 76.44 feet to an iron pin found with LDW cap; thence run North 21 degrees 30 minutes 47 seconds East for a distance of 121.56 feet to an iron pin found with LDW cap; thence run North 26 degrees 48 minutes 51 seconds East for a distance of 60.25 feet to an iron pin found with LDW cap; thence run North 28 degrees 59 minutes 29 seconds East for a distance of 41.36 feet to an iron pin found with LDW cap; thence run North 09 degrees 54 minutes 11 seconds East for a distance of 24.07 feet to an iron pin found with LDW cap; thence run North 05 degrees 29 minutes 25 seconds East for a distance of 53.82 feet to an iron pin found with LDW cap; thence run North 22 degrees 50 minutes 44 seconds West for a distance of 58.82 feet to an iron pin found with LDW cap; thence run North 32 degrees 41 minutes 35 seconds East for a distance of 6.20 feet to an iron pin found with LDW cap on the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South 89 degrees 13 minutes 11 seconds East along said North line for a distance of 79.13 feet to a $\frac{3}{4}$ " crimped iron found; thence run South 88 degrees 53 minutes 29 seconds East along said North line for a distance of 20.29 feet to an iron pin found with KBW cap on the Southwest Right-of-Way line of Legacy Drive in Greystone Legacy 1st. Sector as recorded in map book 26 on page 79A in the office of the Judge of Probate, Shelby County, Alabama said iron pin being on a curve to the right having a radius of 395.42 feet, a central angle of 35 degrees, 47 minutes, 49 seconds and a chord bearing of South 27 degrees 04 minutes 44 seconds East; thence run in a Southeasterly direction along said Right-of-Way and also along the arc of said curve for a distance of 247.05 feet to an iron pin found with KBW cap on a reverse curve to the left having a radius of 428.30 feet, a central angle of 28 degrees, 52 minutes, 48 seconds and a chord bearing of South 23 degrees 37 minutes 14 seconds East; thence run in a Southeasterly direction along said Right-of-Way and also along the arc of said curve for a distance of 215.88 feet to an iron pin found with SSI cap; thence run South 31 degrees 22 minutes 25 seconds West for a distance of 69.14 feet to an iron pin found with LDW cap; thence run South 13 degrees 19 minutes 38 seconds East for a distance of 67.43 feet to an iron pin found with LDW cap; thence run South 27 degrees 07 minutes 14 seconds East for a distance of 95.93 feet to an iron pin found with LDW cap; thence run South 00 degrees 27 minutes 42 seconds East for a distance of 149.40 feet to an iron pin found with LDW cap; thence run South 05 degrees 56 minutes 53 seconds West for a distance of 181.90 feet to an iron pin found with LDW cap; thence run South 06 degrees 27 minutes 39 seconds East for a distance of 156.01 feet to an iron pin found with LDW cap; thence run South 16 degrees 33 minutes 40 seconds West for a distance of 240.75 feet to an iron pin found with LDW cap on the South line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21; thence run North 89 degrees 03 minutes 43 seconds West along said South line for a distance of 497.13 feet to the Point of Beginning. Containing 13.18 acres, more or less.

SUBJECT TO a 20 foot wide Easement for ingress and egress for the benefit of properties owned by Grantors adjacent to or in the area of the subject real estate, which Easement is situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, in Township 18 South, Range 1 West, Shelby County, Alabama, lying 10 feet on either side of a centerline being more particularly described as follows:

Commence at the Southwest corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21, run South 89 degrees, 03 minutes, 43 seconds East along an assumed bearing and also along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 469.97 feet to the Point of Beginning of the Center line of said easement; thence run North 16 degrees 52 minutes 42 seconds East along said center line for a distance of 153.27 feet to a point; thence run North 14 degrees 01 minutes 52 seconds East

Ray W. Kellert *Judy L. Gilbert*
Ann C. Kellert *By W. Kellert*

along said center line for a distance of 65.39 feet to a point; thence run North 04 degrees 37 minutes 27 seconds East along said center line for a distance of 44.41 feet to a point; thence run North 03 degrees 23 minutes 01 seconds West along said center line for a distance of 131.76 feet to a point; thence run North 06 degrees 41 minutes 49 seconds East along said center line for a distance of 179.39 feet to a point; thence run North 02 degrees 28 minutes 18 seconds East along said center line for a distance of 72.79 feet to a point; thence run North 03 degrees 53 minutes 19 seconds West along said center line for a distance of 72.71 feet to a point; thence run North 24 degrees 22 minutes 40 seconds West along said centerline for a distance of 128.60 feet to a point on a curve to the right having a central angle of 59 degrees 47 minutes 45 seconds, a radius of 106.88 feet, and a chord bearing of North 13 degrees 42 minutes 28 seconds East; thence run in a Northeasterly direction along said centerline and also along the arc of said curve for a distance of 111.54 feet to a point; thence run North 47 degrees 22 minutes 28 seconds East along said centerline for a distance of 24.23 feet more or less to the Southeast Right-of-Way line of Legacy Drive in Greystone Legacy 1st Sector as recorded in Map Book 26 on Page 79A in the Office of the Judge of Probate, Shelby County, Alabama and the end of said easement.

Ray W. McElroy

Ray W. McElroy

Judy L. Gilbert

Sharon C. ...



20200804000328920 4/5 \$626.00
Shelby Cnty Judge of Probate, AL
08/04/2020 09:32:59 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 Roy W. Gilbert Jr. and Judy L. Gilbert
Mailing Address 5410 Saddlecreek Lane
Birmingham, AL 35242

Grantee's Name Roy W. Gilbert III and Sharon Gilbert
Mailing Address 5400 Saddlecreek Lane
Birmingham, AL 35242

Property Address Saddlecreek Lane
Birmingham, AL 35242

Date of Sale November 24, 2009
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 591,510.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Tax Assessor's Records
☐ 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 7-23-20

Print Roy W. Gilbert, Jr.

☐ Unattested
(verified by)

Sign Roy W. Gilbert, Jr.
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 08/04/2020
State of Alabama
Deed Tax:\$592.00

Form RT-1



20200804000328920 5/5 \$626.00
Shelby Cnty Judge of Probate, AL
08/04/2020 09:32:59 AM FILED/CERT