

STATE OF ALABAMA

COUNTY OF SHELBY



20200826000373580 1/5 \$34.50
Shelby Cnty Judge of Probate, AL
08/26/2020 01:18:29 PM FILED/CERT

**FEE SIMPLE
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One and 00/100 dollar(\$1.00), cash in hand paid to the undersigned by Ralph E. Sorrell, Jr. and Rebecca Sorrell, the receipt of which is hereby acknowledged, I (we), the undersigned grantor(s), Gamble Holdings, LLC have this day bargained and sold, and by these presents do hereby grant, bargain, sell and convey unto Ralph E. Sorrell, Jr. and Rebecca Sorrell the following described property:

A part of the Southeast ¼ of Southwest ¼, Section 12, Township 20 South, Range 3 West, identified as Parcel C in Shelby County, Alabama and being more fully described as follows:

Parcel 1 of 1:


Begin at a 1 inch Bolt located at the Northeast corner of the Southeast quarter of the Southwest quarter of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence run N 88 degrees 41 minutes 45 seconds W along the North line of said quarter-quarter section a distance of 20.00 feet; thence run S 00 degrees 23 minutes 51 seconds W a distance of 20.00 feet; thence run S 88 degrees 41 minutes 45 seconds E a distance of 20.00 feet; thence run N 00 degrees 23 minutes 51 seconds E a distance of 20.00 feet to the Point of Beginning.

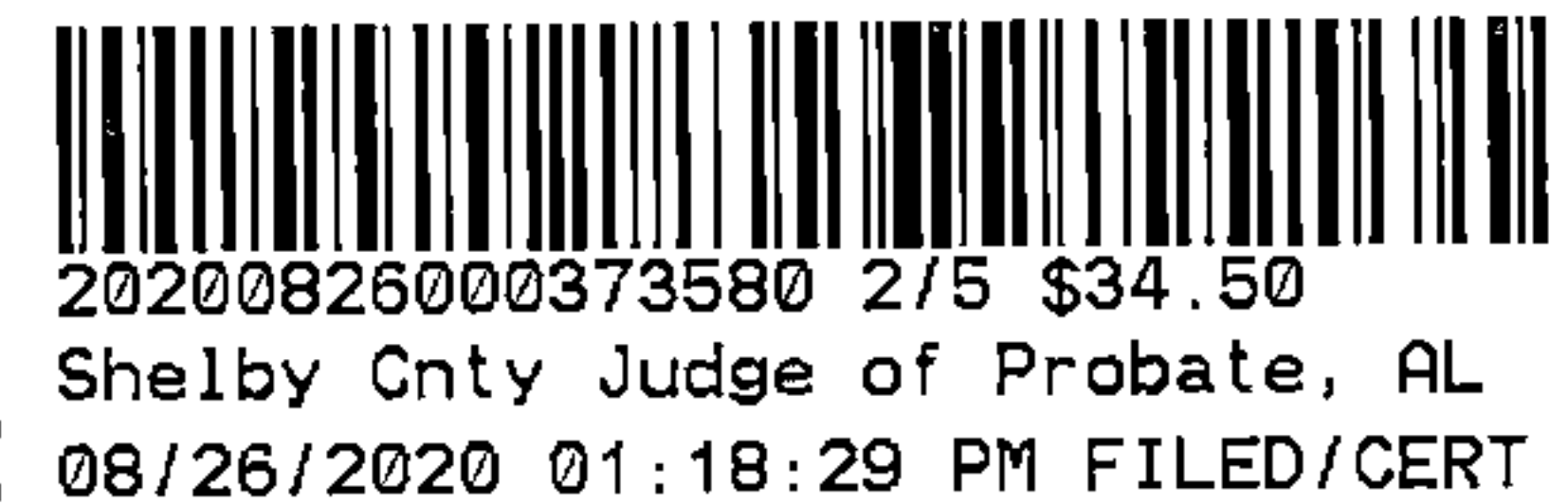
TO HAVE AND TO HOLD, unto Gamble Holdings, LLC, its successors and assigns in fee simple forever.

AND FOR THE CONSIDERATION AFORESAID, I (we) do for myself (ourselves), for my (our) heirs, executors administrators, successors, and assigns covenant to and with Gamble Holdings, LLC that I (we) am (are) lawfully seized and possessed in fee simple of said tract or parcel of land hereinabove described; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, liens, and claims, except the lien for advalorem taxes which attached on October 1, last past, and which is to be paid by the grantor; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THE GRANTOR(S) HEREIN FURTHER COVENANT(S) AND AGREE(S), that the purchase price above-stated is in full compensation to him-her (them) for this conveyance, and hereby release Gamble Holdings, LLC and all or its employees and officers from any and all damages to his/her (their) remaining property contiguous to the property hereby conveyed arising out of the location, construction, improvement, landscaping, maintenance or repair of any public road or highway that may be so located on the property herein conveyed.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this the 18th day of May, 2020.


Bryan Gamble
Gamble Holdings, LLC



ACKNOWLEDGMENT

STATE OF ALABAMA

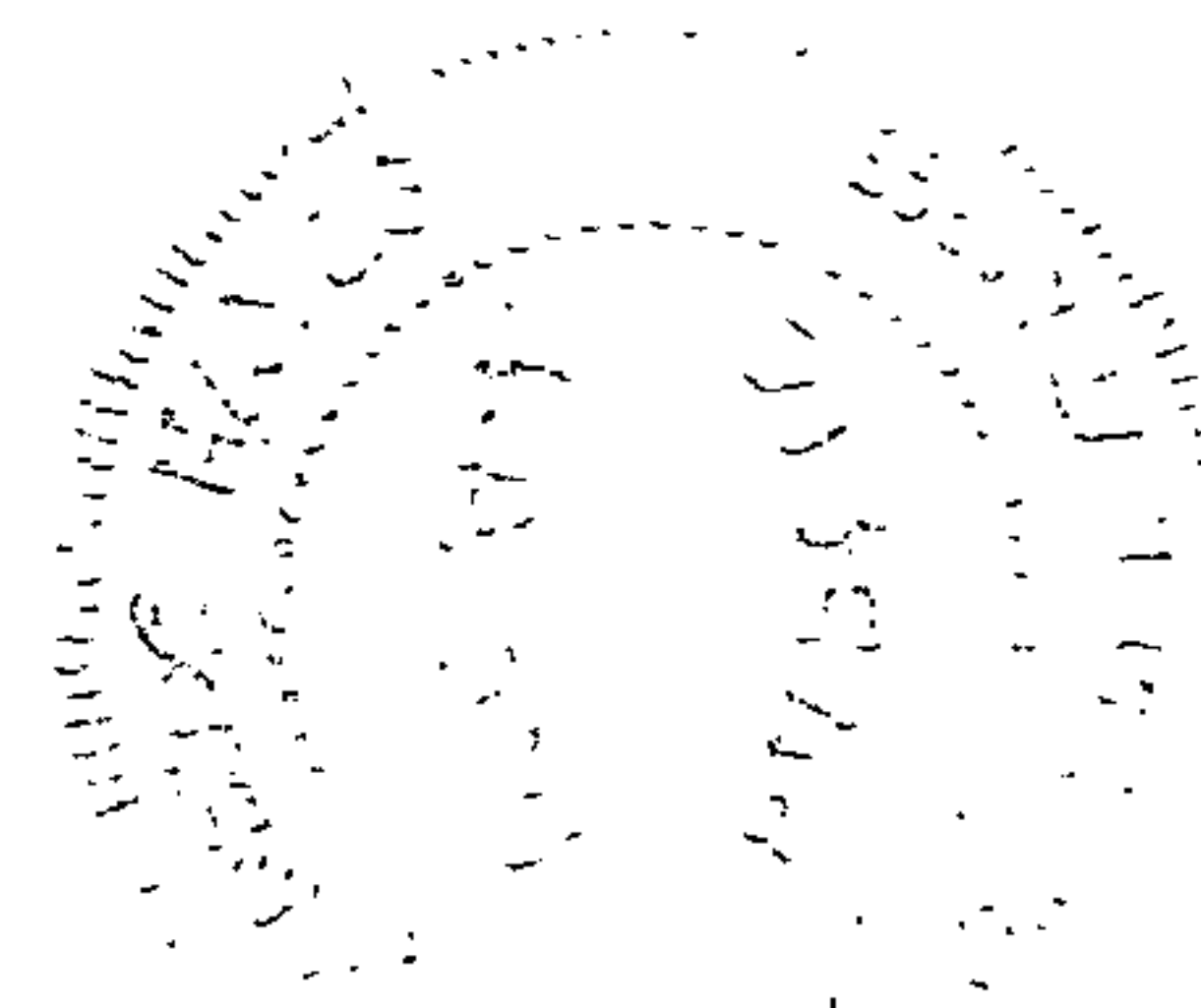
COUNTY OF SHELBY

I, Candice Hayes, a Notary Public, in and for said County in said State,
hereby certify that Bryan L Coamble, whose name (s)
is signed to the foregoing conveyance, and
who is known to me, acknowledged before me on this day that, being informed of the
contents of this conveyance,
he has executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May 2020.

Candice Hayes
NOTARY PUBLIC

My Commission Expires 1-16-2024

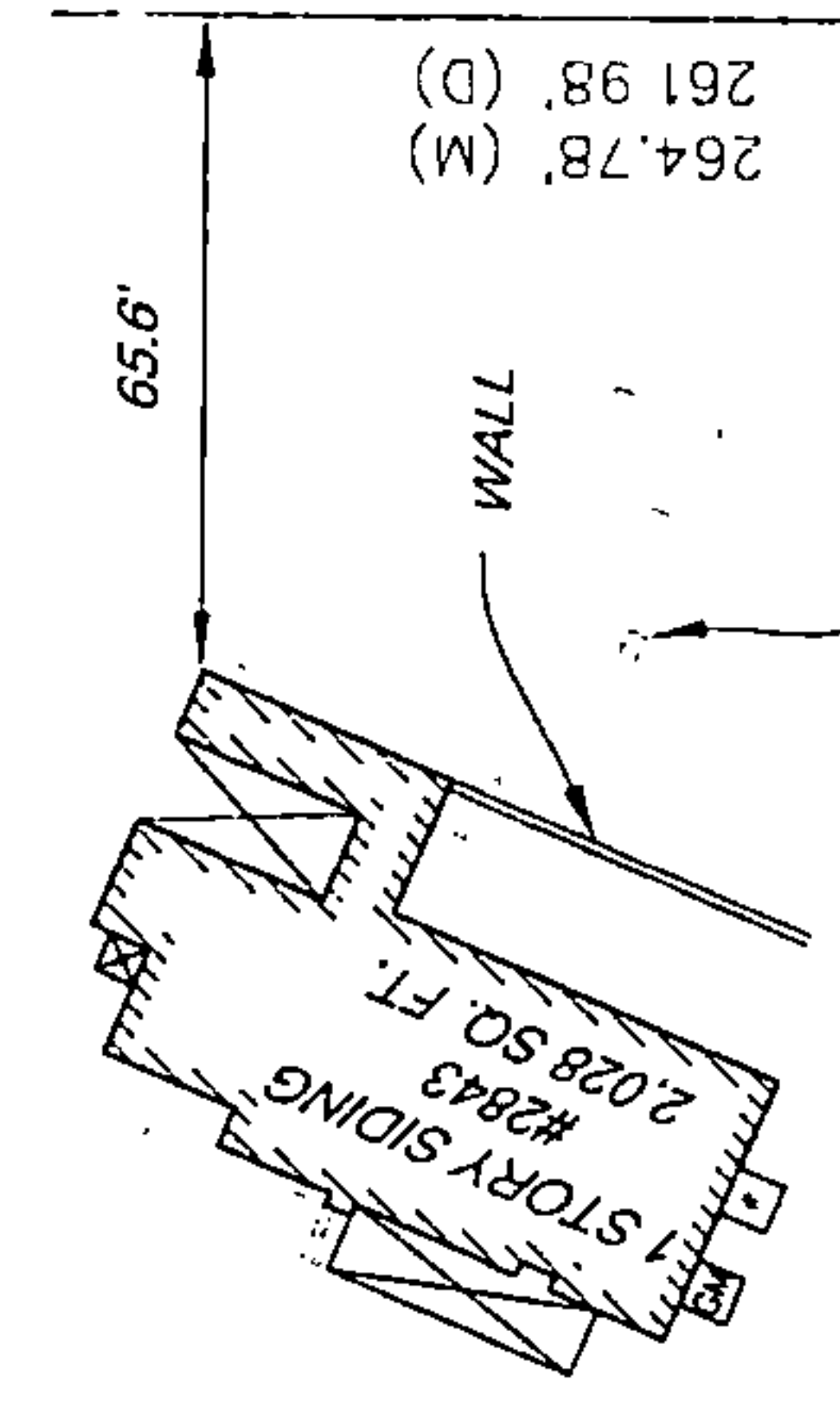
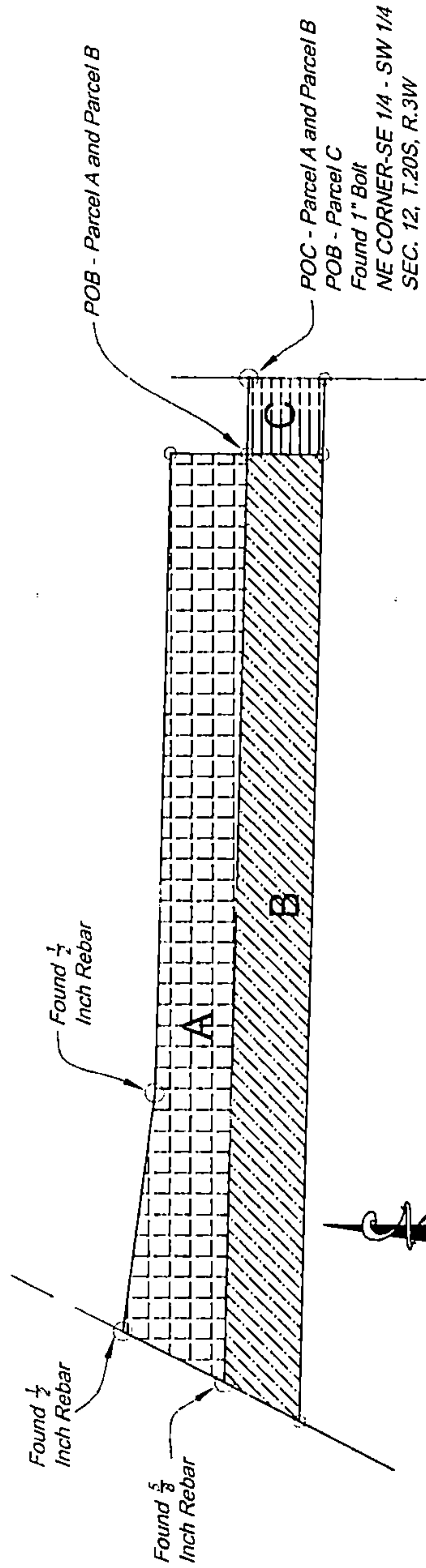


20200826000373580 3/5 \$34.50
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EXHIBIT



CL U.S. HIGHWAY #31
(AKA PELHAM PARKWAY)
200' R.O.W.

Real Estate Sales Validation Form

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

Grantor's Name Ralph & Rebecca Smith
Mailing Address PO Box 125
Prichard, AL 35124

Grantee's Name Gamble Holdings LLC
Mailing Address 4055 Lindsey Loop Rd.
Bessemer, AL 35022

Property Address 2 Smith Ridge Dr.
Prichard, AL 35124

Date of Sale May 18, 2020

Total Purchase Price \$1.00

or

Actual Value

\$

or

Assessor's Market Value \$94

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



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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 8/12/20

Print Jennifer Gamble

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1