

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
Mike T. Atchison  
Attorney At Law, Inc.  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
James E. Gill, Jr.  
1208 Klien Rd  
Wetumpka, AL 35708

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **James E. Gill, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **James E. Gill, Jr. (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**See Attached Exhibit A for Legal Description**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.


No part of the homestead of the Grantor herein or his spouse.

\$30,000.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD** to the said grantee, his, her or their heirs and assigns forever.

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

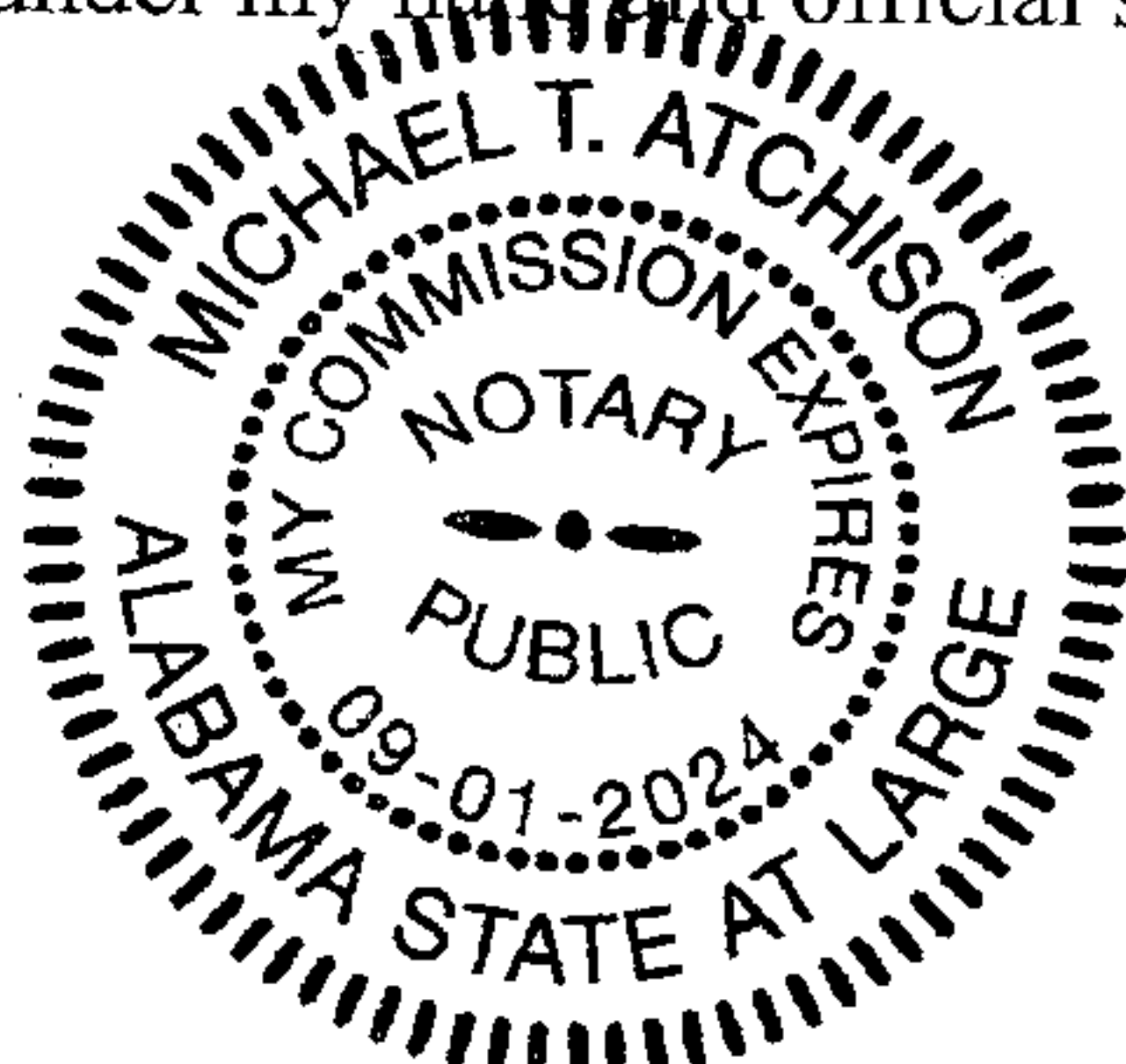
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of December, 2020.

  
James E. Gill

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **James E. Gill**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of December, 2020.



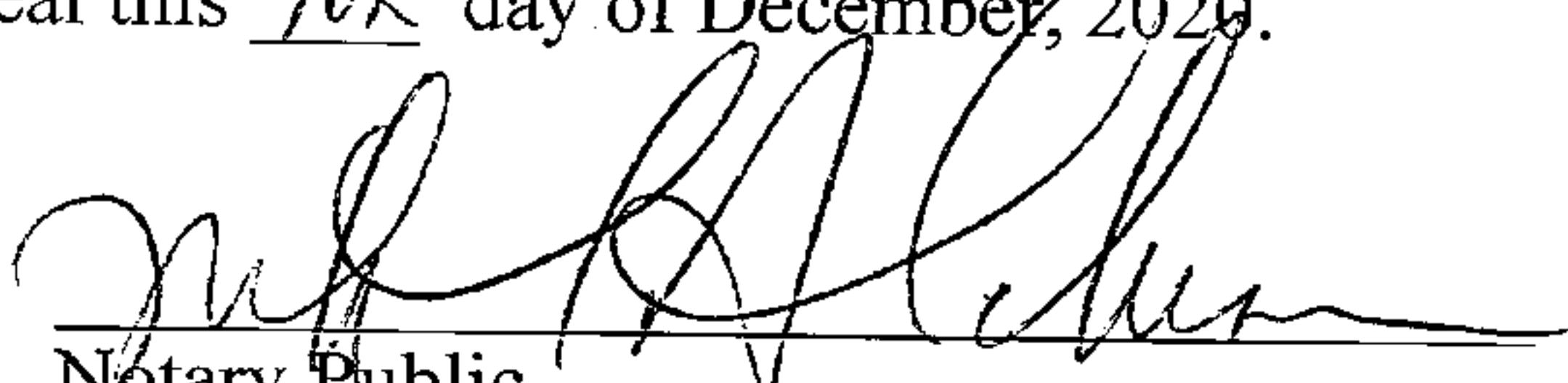
  
Notary Public  
My Commission Expires: 9/1/2024

EXHIBIT A

The West 540 feet of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 27, Township 19 South, Range 2 East lying North of Shelby County Hwy 62 (Glaze Ferry Road) less and except property described in Instrument No. 2014100200030997 and Instrument No. 2014091600029032 Probate Office, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name James E Gill  
Mailing Address 370 Hwy 102  
Harpersville, AL  
35078

Grantee's Name James E Gill Jr.  
Mailing Address 1208 Kline Rd  
Harpersville, AL  
35078

Property Address Average  
Sta. 87, Township 19  
South, Range 3 East

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 30,000  
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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other     |
| <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).

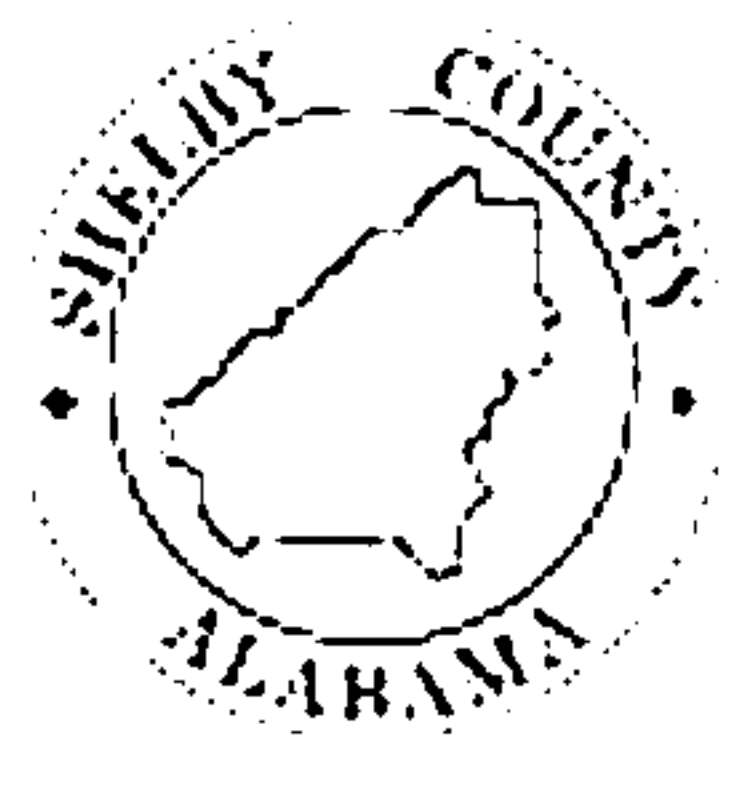
Date 12/10/20

Print Mike T. Atchison

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2020 03:53:15 PM  
\$29.00 CHERRY  
20201211000570520

Alicia S. Bayl