

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-26867

Send Tax Notice To: Mark Gambill
Emily J. Gambill

129 Windwood Circle
Alabaster, AL 35007

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Martha Kay Smoke Webster, a single woman and Juanita Marie Smoke Hornsby, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Mark Gambill and Emily J. Gambill, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11th day of January, 2021.

Martha Kay Smoke Webster
Martha Kay Smoke Webster

Juanita Marie Smoke Hornsby
Juanita Marie Smoke Hornsby

State of Alabama

County of

I, Charity Edwards, Notary Public in and for the said County in said State, hereby certify that Martha Kay Smoke Webster and Juanita Marie Smoke Hornsby, 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 this the 13 day of January, 2021.

Charity Edwards
Notary Public, State of Alabama

My Commission Expires: 3/23/22

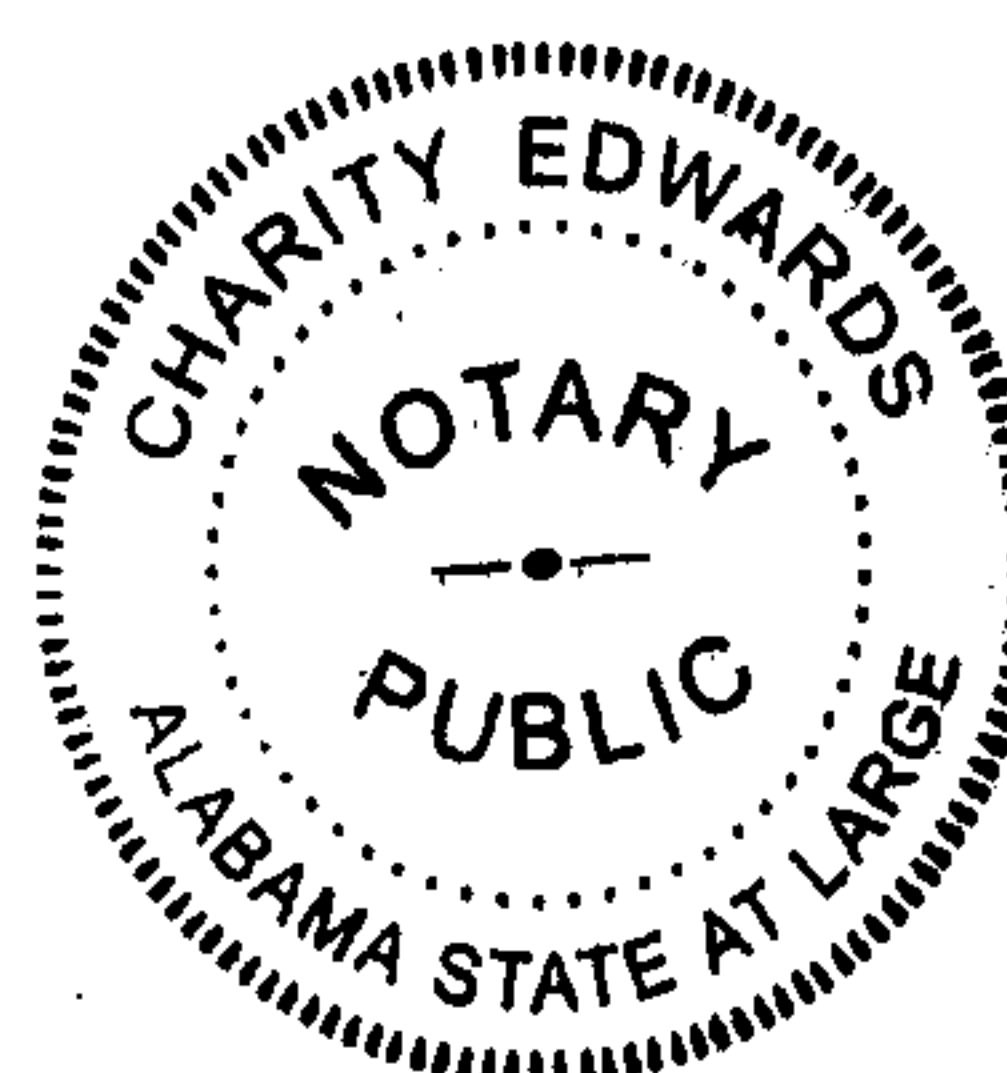
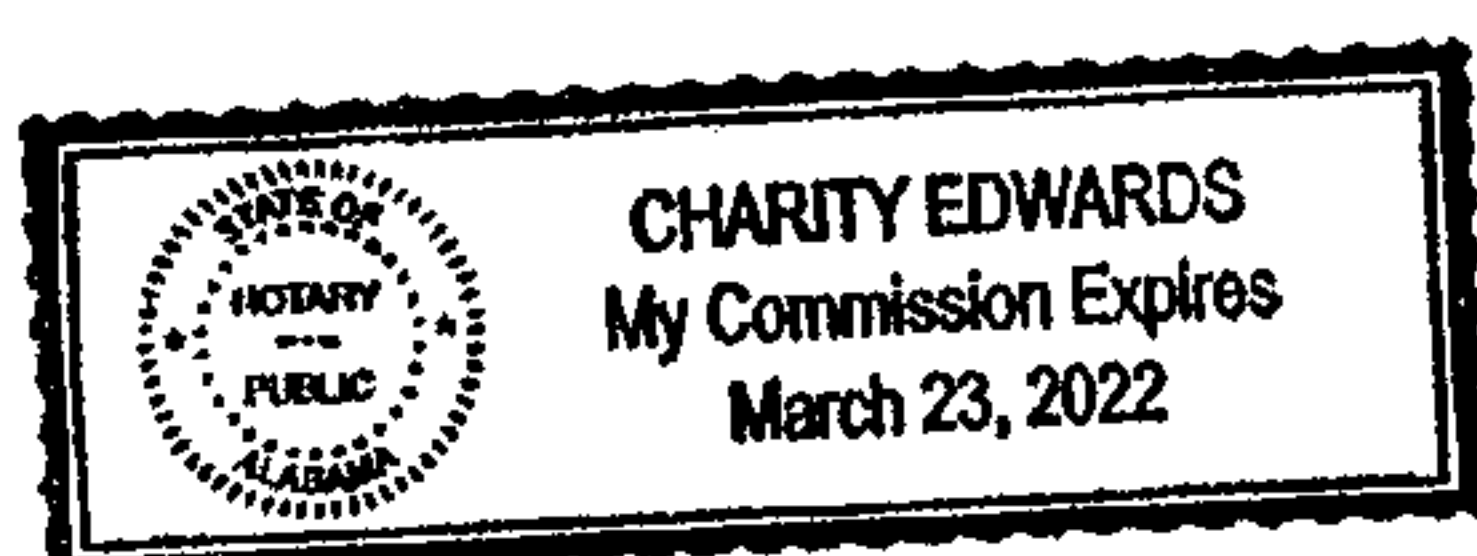


EXHIBIT "A"

A tract being a portion of that certain parcel of land described in Instrument Number 20180726000267380 recorded in the Judge of Probate Office in Shelby County, Alabama situated in the Southwest 1/4 of Section 15, Township 21 South, Range 2 West in said Shelby County, Alabama and being more particularly described as follows:

COMMENCING at a 4"x4" concrete monument found marking the Southeast corner of East 1/2 of Southwest 1/4 in said Section 15 said monument having Alabama West State Plane Coordinates of N:1163919.21, E:2202351.53, said 4"x4" concrete monument being located S 87°56'24" E a distance of 2009.77 feet from a capped rebar (JPS RLS 21181) found marking the Southwest corner of said parcel described in said Instrument Number 20180726000267380, thence along the South line of said Section 15, N 87°56'24" W a distance of 1361.09 feet to a set 5/8" rebar and the POINT OF BEGINNING; thence continue along South line, N 87°56'24" W a distance of 666.32 feet to a capped rebar (JPS RLS 2118) found marking the Southwest corner of said parcel; thence leaving said South line, N 00°45'12" W a distance of 2647.94 feet to a capped rebar (JPS RLS 2118) found marking the Northwest corner of said parcel along the South right-of-way line of County Highway No. 26 (80' public right-of-way); thence along said South right-of-way line, S 82°05'23" E a distance of 393.90 feet to a set 5/8" rebar; thence with a curve turning to the left with an arc length of 276.91 feet, radius of 1189.35 feet, chord bearing of S 88°45'35" E, chord length of 276.29 feet to a set 5/8" rebar; thence leaving said South right-of-way line, S 00°45'12" E a distance of 2611.70 feet to a set 5/8" rebar and the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	Martha Kay Smoke Webster Juanita Marie Smoke Hornsby	Grantee's Name	Mark Gambill Emily J. Gambill
Mailing Address	<u>728 HEARD AVENUE</u> <u>ALBANY, AL 36830</u>	Mailing Address	<u>129 Windwood Circle</u> <u>Alabaster, AL 35007</u>
Property Address	Hwy 26 Alabaster, AL 35007	Date of Sale	January 11, 2021
		Total Purchase Price	\$260,000.00
		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 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 of 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 January 13, 2021

Print Martha Kay Smoke Webster

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
01/15/2021 12:51:48 PM
\$288.00 CHERRY
20210115000025570

Alvin S. Byrd

Juanita Marie Smoke Hornsby
Form RT-1