

This Instrument was Prepared by:

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

File No.: MV-21-26928

Send Tax Notice To: Stephanie L Woods
Linda L. Obering

173 01 1/2 Loken Ferry Rd
Wilsonville, AL 35186

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 **Fourteen Thousand Five Hundred Dollars and No Cents (\$14,500.00)**, 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, **Dale Gamble, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Stephanie L Woods and Linda L. Obering**, (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 taxes for 2021 and subsequent years, all 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 day of February, 2021.

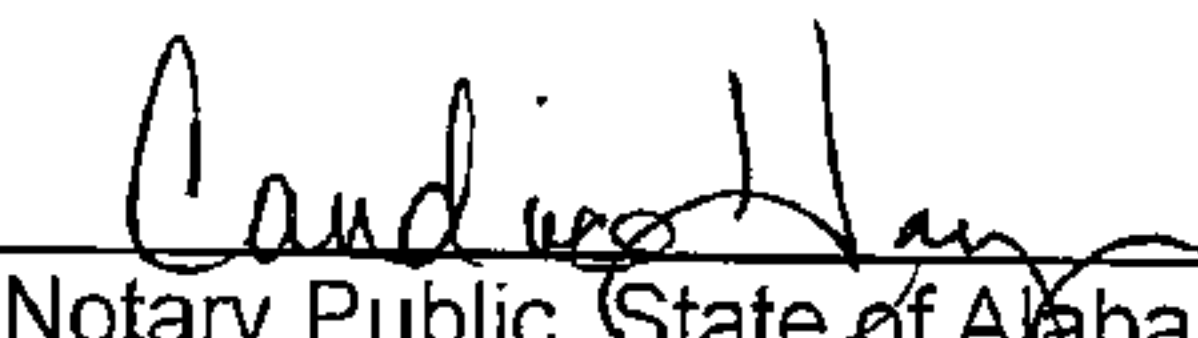

Dale Gamble

State of Alabama

County of _____

I, Candice Hayes, a Notary Public in and for the said County in said State, hereby certify that Dale Gamble, 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 3rd day of February, 2021.


Notary Public, State of Alabama
Candice Hayes
My Commission Expires: 1-16-2024

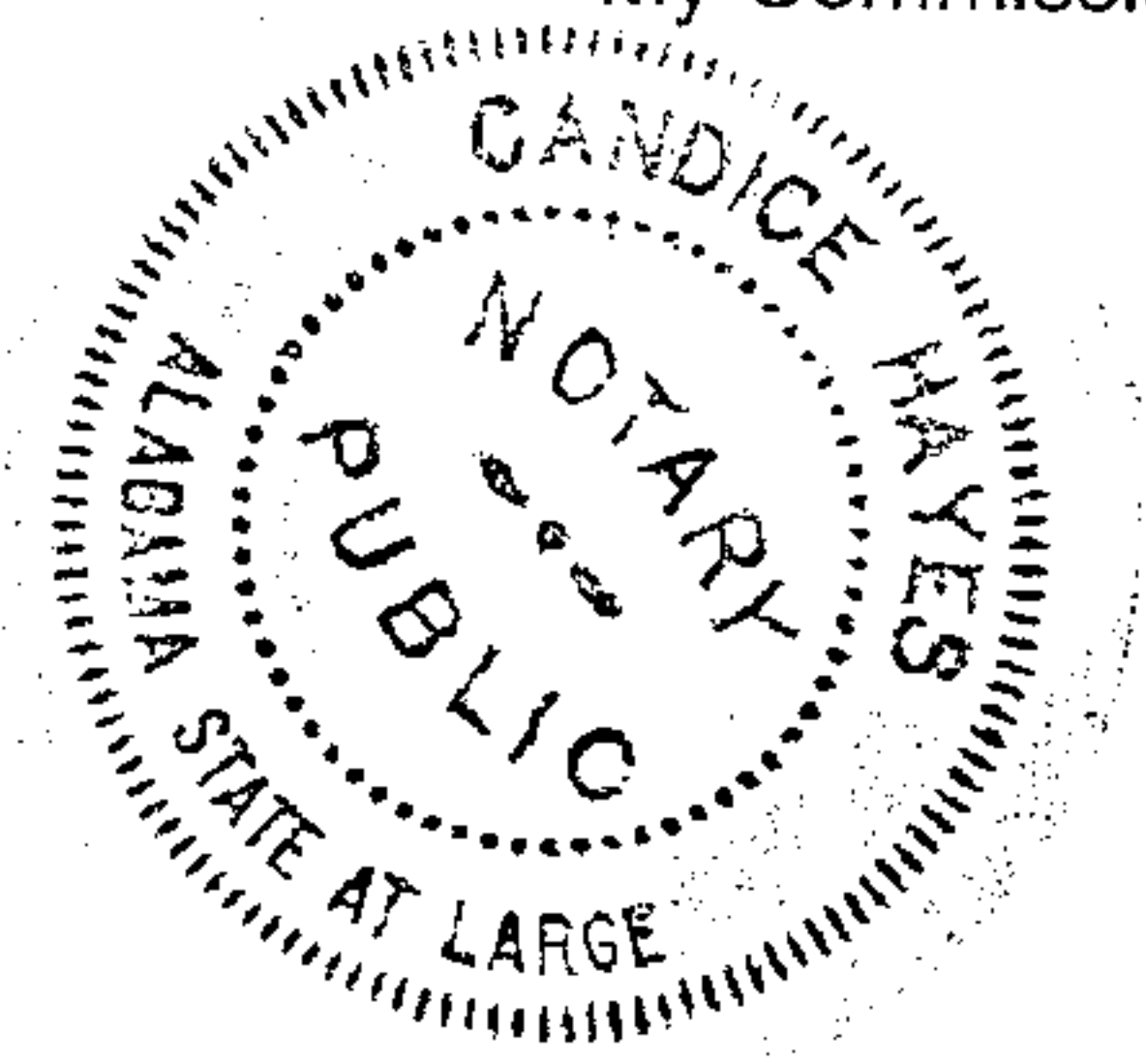


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of Section 12, Township 21 South, Range 1 East; Thence run East along the South line of said Section for 1108.23 feet to the Northeasterly right of way of Old Lokey Ferry Road; thence 129 Deg. 08'24" left and run Northwesterly along said right of way for 52.7 feet to the Point of Beginning; thence continue last described course for 100 feet; thence 66 Deg. 45' right run 201.22 feet; thence 109 Deg. 05' right run 97.22 feet; thence 70 Deg. 55' right run 209.40 feet to the Point of Beginning.

According to Survey of Thomas E. Simmons, L.S. #12945, dated June 16, 1987.

Real Estate Sales Validation Form

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

Grantor's Name	Dale Gamble	Grantee's Name	Stephanie L Woods
Mailing Address	624 Deer Run Dr Centerville, AL 35042	Mailing Address	Linda L. Obering 173 Old Lokey Ferry Rd Wilsonville, AL 35196
Property Address	00 Old Lokey Ferry Road Wilsonville, AL 35186	Date of Sale	February , 2021
		Total Purchase Price	\$14,500.00
		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)

_____ Bill of Sale	_____ Appraisal
xx Sales Contract	_____ Other
_____ 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	February 02, 2021	Print	Dale Gamble
Unattested	Candice Hays (verified by)	Sign	Dale Gamble (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
02/05/2021 01:24:38 PM
\$42.50 CHERRY
20210205000062380

Alex S. Bayl