

20210304000108770
03/04/2021 01:19:06 PM
DEEDS 1/5

Property Address:
1401 Bates Road
Vincent, AL 35178

Send Tax Notice To:
Melissa Whetstone
1915 Forest Creek Drive
Birmingham, AL 35244

**STATUTORY WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE AND
POSSIBILITY OF REVERTER TO GRANTOR(S)**

STATE OF ALABAMA)
 :
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS in hand paid by the grantee herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, Grady Whitfield Gibbons, and his wife Anne Bates Gibbons, whose mailing address is 3981 Spring Valley Road, Birmingham, AL 35223 ("Grantors"), do hereby grant, bargain, sell and convey unto Melissa Ball Gibbons Whetstone, whose mailing address is 1915 Forest Creek Drive, Birmingham, AL 35244 ("Grantee"), the following described real property (the "Property"), located and situated in Shelby County, Alabama (along with all easements, rights-of-way and any form of appurtenant, right, title or interest related thereto):

SEE EXHIBIT A

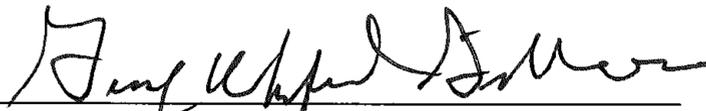
SUBJECT TO:

1. *Ad Valorem* taxes for current year and subsequent years not yet due and payable;
2. Existing easements, restrictions, covenants, rights of way, mortgages and encumbrances of record, if any;
3. Mineral, mining, oil, gas and subsurface rights not owned by Grantors;
4. A reservation of a life estate in favor of Grantors; and
5. **A RESTRICTION AND COVENANT HEREBY CREATED THAT THE REMAINDER INTERESTS IN THE PROPERTY HEREBY CONVEYED WILL AUTOMATICALLY REVERT TO THE SURVIVING GRANTOR(S) IF GRANTEE PREDECEASES EITHER OF THE GRANTORS.**

TO HAVE AND TO HOLD unto Grantee, her heirs, personal representatives and assigns, forever.

Grantors hereby covenant and agree with Grantee, her heirs, personal representatives and assigns, that Grantors, their heirs, successors and assigns will warrant and defend the above-described life estate in the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seal on this 2nd day of March, 2021.

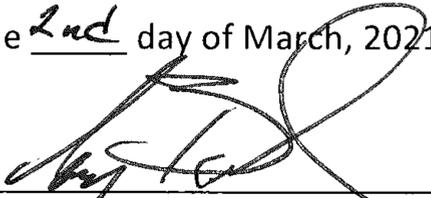

Grady Whitfield Gibbons


Anne Bates Gibbons

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned notary for said County and in said State, hereby certify that Grady Whitfield Gibbons and Anne Bates Gibbons whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 2nd day of March, 2021.


Notary Public
My Commission Expires: 9-2-2024

This Instrument Was Prepared By:
Frank C. Galloway III
GALLOWAY, SCOTT & HANCOCK, LLC
2200 Woodcrest Place, Suite 310
Birmingham, AL 35209
Telephone: 205.949.5580

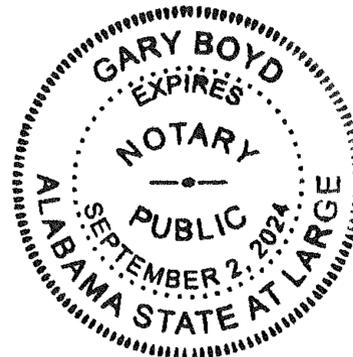


EXHIBIT A

A PARCEL OF LAND IN THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 3 EAST AND THE NE $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, LYING 500 FEET SOUTH OF AND PARALLEL TO THE SEABOARD COAST LINE RAILROAD ROW, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE SE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SAID SECTION 18; THENCE NORTH 88 DEGREES 02 MINUTES 10 SECONDS EAST AND ALONG SAID $\frac{1}{4}$ - $\frac{1}{4}$ SECTION A DISTANCE OF 271.09 FEET; THENCE NORTH 1 DEGREE 57 MINUTES 50 SECONDS WEST A DISTANCE OF 629.65 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 27 SECONDS EAST A DISTANCE OF 431.50 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 33 SECONDS WEST A DISTANCE OF 485.00 FEET; THENCE NORTH 4 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 352.05 FEET; THENCE NORTH 29 DEGREES 49 MINUTES 11 SECONDS EAST A DISTANCE OF 96.29 FEET TO A POINT ON THE WEST BANK OF THE COOSA RIVER; THENCE NORTH 56 DEGREES 08 MINUTES 03 SECONDS WEST AND ALONG SAID WEST BANK A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WEST BANK, SOUTH 71 DEGREES 42 MINUTES 34 SECONDS WEST ALONG A LINE PARALLEL TO SAID RAILROAD ROW A DISTANCE OF 550.00 FEET; THENCE NORTH 26 DEGREES 50 MINUTES 39 SECONDS WEST A DISTANCE OF 691.85 FEET; THENCE NORTH 71 DEGREES 42 MINUTES 34 SECONDS EAST ALONG A LINE PARALLEL TO SAID RAILROAD ROW A DISTANCE OF 290.00 FEET TO A POINT ON THE WEST BANK OF THE COOSA RIVER; THENCE SOUTH 42 DEGREES 17 MINUTES 17 SECONDS EAST ALONG SAID WEST BANK A DISTANCE OF 180.45 FEET; THENCE SOUTH 47 DEGREES 25 MINUTES 49 SECONDS EAST ALONG SAID WEST BANK A DISTANCE OF 594.55 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT OF INGRESS AND EGRESS OVER AND ALONG THE FOLLOWING DESCRIBED STRIP OF REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

COMMENCE AT A POINT ON THE SOUTH BOUNDARY LINE OF THE SE $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 EAST, WHERE THE CENTER LINE OF THE ATLANTIC COAST LINE RAILROAD INTERSECTS WITH THE SOUTH BOUNDARY LINE OF SAID SE $\frac{1}{4}$ AND IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID SE $\frac{1}{4}$ RUN A DISTANCE 1183.56 FEET; THENCE AN ANGLE OF 34 DEGREES 58 MINUTES TO THE LEFT FOR A DISTANCE OF 176.53 FEET; THENCE TURN AN ANGLE OF 84 DEGREES 19 MINUTES 33 SECONDS TO THE RIGHT FOR A DISTANCE OF 240.11 FEET; THENCE TURN AN ANGLE OF 95 DEGREES 40 MINUTES 27 SECONDS TO THE RIGHT FOR A DISTANCE OF 175.53 FEET, TO THE CENTER LINE OF A 16.0 FOOT EASEMENT AND THE POINT OF BEGINNING; THENCE, TURN AN ANGLE OF 91 DEGREES 05 MINUTES TO THE LEFT FOR DISTANCE OF 662.41 FEET; THENCE TURN AN ANGLE OF 49 DEGREES 33 MINUTES TO THE RIGHT FOR A DISTANCE OF 199.04 FEET; THENCE AN ANGLE OF 47 DEGREES 10 MINUTES TO THE RIGHT FOR A DISTANCE OF 327.10 FEET; THENCE, TURN AN ANGLE OF 16 DEGREES 13 MINUTES TO THE RIGHT FOR A DISTANCE OF 518.55 FEET; THENCE, TURN AN ANGLE OF 27 DEGREES 28 MINUTES TO THE RIGHT FOR A DISTANCE OF 75.20 FEET; THENCE, TURN AN ANGLE OF 55 DEGREES 36 MINUTES TO THE RIGHT FOR A DISTANCE OF 199.55 FEET; THENCE, TURN AN ANGLE OF 51 DEGREES 10 MINUTES

TO THE LEFT FOR A DISTANCE OF 428.64 FEET; THENCE, TURN AN ANGLE OF 10 DEGREES 15 MINUTES TO THE LEFT FOR A DISTANCE OF 103.85 FEET, TO THE CENTER LINE OF THE COUNTY ROAD, SAID POINT BEING THE END OF EASEMENT.

A parcel of land located in NW ¼ of Section 18, Township 19 South, Range 3 East, Shelby County, Alabama being more particularly described as follows:

Commence at the SW corner of the SE ¼ of the NW ¼ of said Section 18; thence N 88 deg-02'10" E along said ¼ - ¼ section a distance of 271.09'; thence N 1 deg-57'50" W a distance of 629.65' to the POINT OF BEGINNING; thence N 0 deg-11'27" E a distance of 431.50'; thence N 89 deg-48'33" W a distance of 485.00'; thence N 4 deg-57'00" E a distance of 352.05'; thence N 29 deg-49'11" E a distance of 96.29' to a point on the west bank of the Coosa River; thence N 56 deg-08'03" W and along said west bank a distance of 650.00'; thence leaving said west bank, S 71 deg-42'34" W along a line parallel to the Seaboard Coastline Railroad ROW a distance of 550.00'; thence S 40 deg-27'16" E a distance of 257.14'; thence N 71 deg-41'37" E a distance of 55.18'; thence S 52 deg-12'17" E a distance of 95.51'; thence S 21 deg-47'36" E a distance of 534.54'; thence S 12 deg-23'41" E a distance of 589.63'; thence S 21 deg-04'56" E a distance of 128.66'; thence N 88 deg-16'35" E a distance of 173.47'; thence N 37 deg-21'24" E a distance of 106.45'; thence N 46 deg-57'39" E a distance of 106.12'; thence N 54 deg-20'06" E a distance of 125.78'; thence N 70 deg-24'11" E a distance of 407.10' to the POINT OF BEGINNING. Containing 25.0 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Anne Bates Gibbons
Mailing Address 3981 Spring Valley Road
Birmingham, AL 35223

Grantee's Name Melissa Whetstone
Mailing Address 1915 Forest Creek Drive
Birmingham, AL 35244

Property Address 1401 Bates Road
Vincent, AL 35178

Date of Sale March 2, 2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 259,620

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 gift transaction with sellers retaining life estate, subject to reverter

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 March 3, 2021
Print Frank C. Galloway III, Galloway Scott & Hancock, LLC
Sign [Signature]
(Unattested) (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2021 01:19:06 PM
\$294.00 CHERRY
20210304000108770

[Signature]