

20210323000144840  
03/23/2021 08:46:00 AM  
DEEDS 1/6

**This Instrument Prepared By:**  
C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**  
GAP Holdings, LLC  
7723 Wyndham Circle  
Helena, Alabama 35080

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **ONE HUNDRED NINETY THOUSAND AND NO/100 (\$190,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS **DAVID TALLEY AND JONI TALLEY, TRUSTEES OF THE DAVID AND JONI TALLEY LIVING TRUST DATED 9-28-2018, and MARILYN MARTENS**, an unmarried woman, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the GRANTEE, **GAP HOLDINGS, LLC**, (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 38, according to the Survey of Wyndham, Bedford Sector, Phase II, as recorded in Map Book 23, Page 116, in the Probate Office of Shelby County, Alabama.

**Subject to:**

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 23, Page 16.

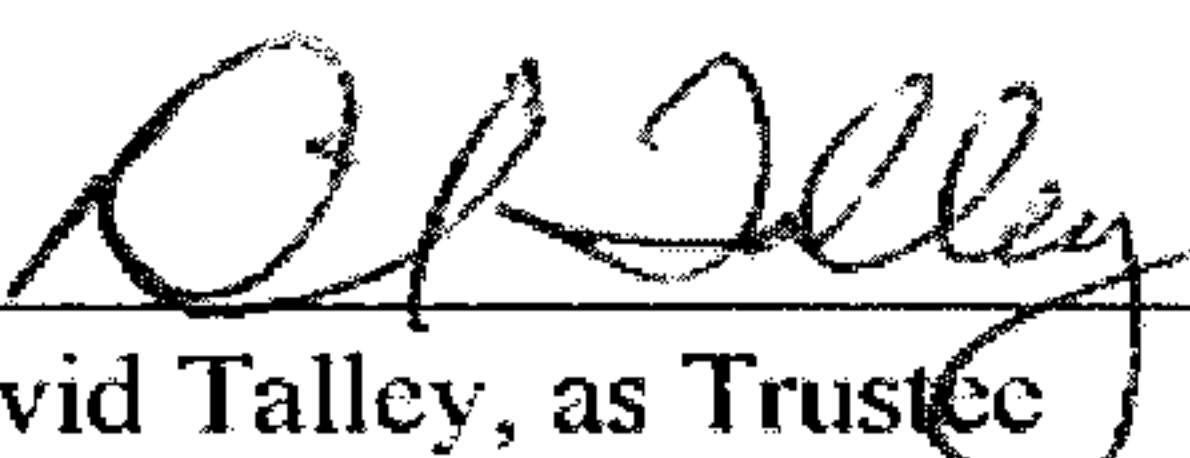
**TO HAVE AND TO HOLD**, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

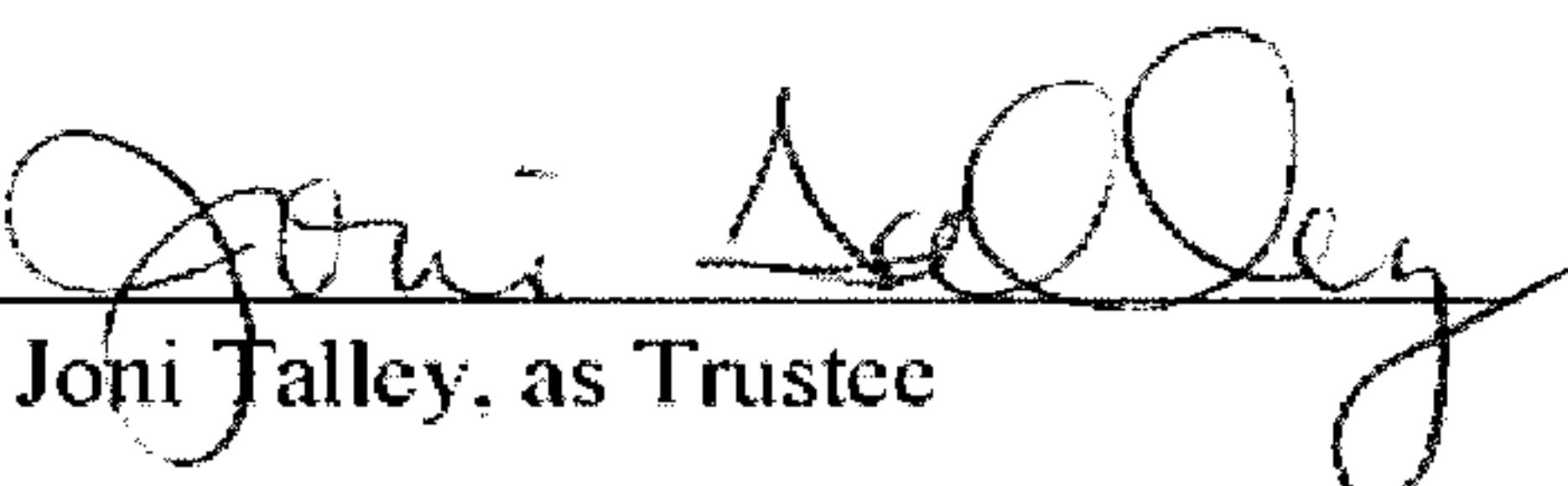
**AND SAID GRANTORS**, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 18, 2021.

**GRANTORS:**

David Talley and Joni Talley, Trustees of The David and Joni Talley Living Trust dated 9-28-2018

  
\_\_\_\_\_  
David Talley, as Trustee

  
\_\_\_\_\_  
Joni Talley, as Trustee

STATE OF California  
COUNTY OF Orange

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that David Talley and Joni Talley, Trustees of The David and Joni Talley Living Trust dated 9-28-2018, whose names are each signed to the above and foregoing conveyance, and who are each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, David Talley and Joni Talley, Trustees of The David and Joni Talley Living Trust dated 9-28-2018 each executed the same voluntarily with full authority as Trustees of said trust, on the day the same bears date.

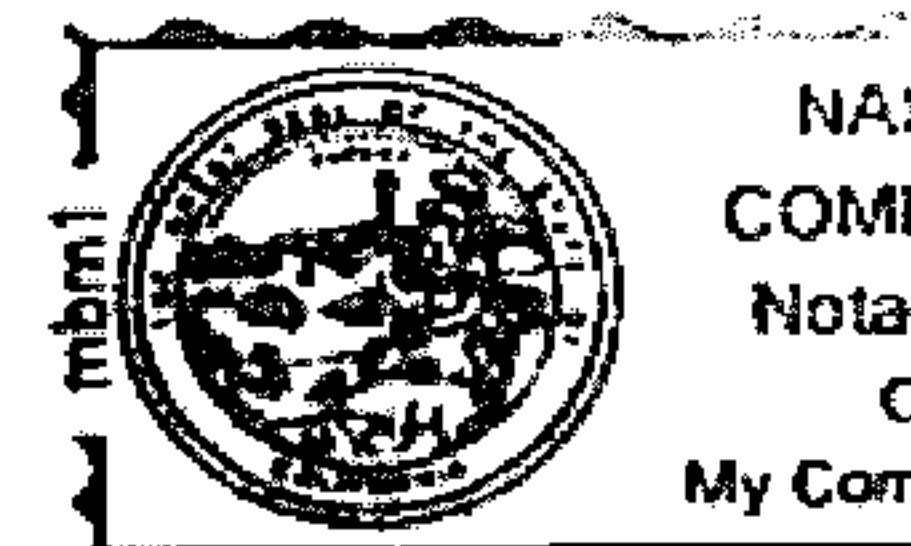
**IN WITNESS WHEREOF**, the said Grantors have hereunto set their hands and seals on this day of March 18, 2021.

My Commission Expires: 01-15-2022

Maree B. Galia

SEAL ATTACHED COPY, Notary Public

[Affix Seal Here]



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

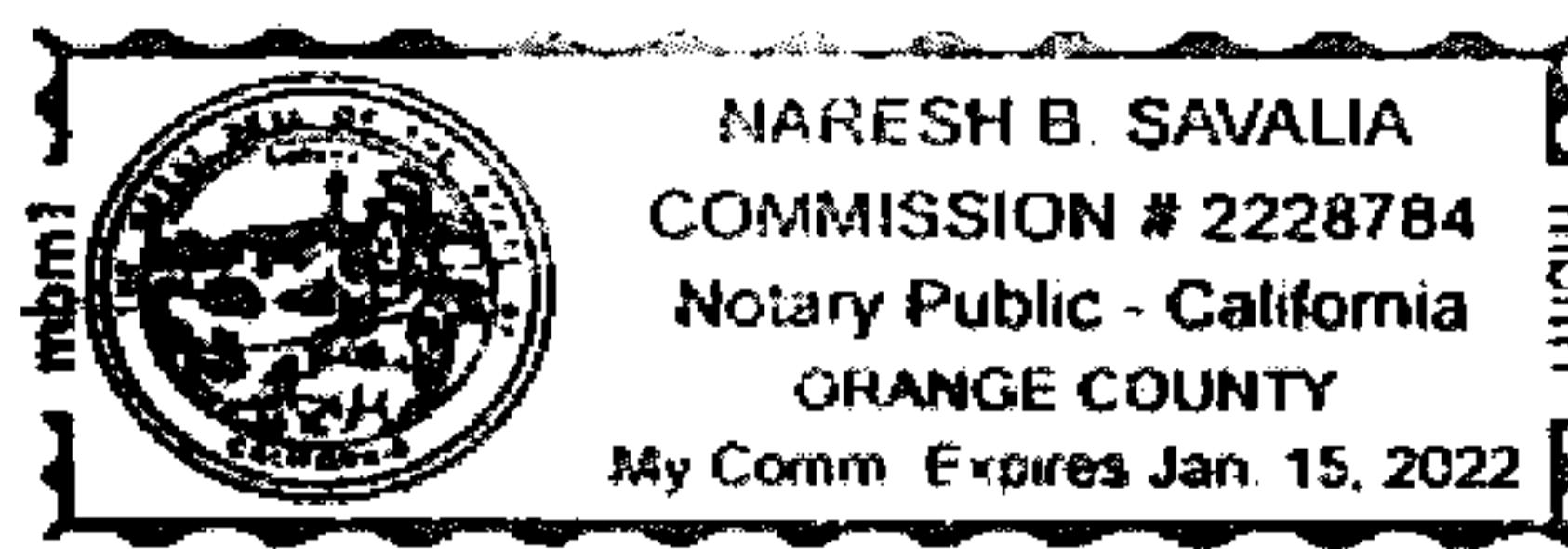
On 03/18/2021 before me, Naresh B. Savalia - Notary Public  
(insert name and title of the officer)

personally appeared David Talley AND Joni Talley,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Naresh B. Savalia (Seal)



**GRANTOR:**

*Marilyn Martens*

Marilyn Martens

**STATE OF California**  
**COUNTY OF Orange**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Marilyn Martens, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Marilyn Martens executed the same voluntarily with full authority, on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set Grantor's hands and seals on this day of March 18<sup>th</sup>, 2021.

*Nareesh B. Savalia*

SEE ATTACHED COPY, Notary Public

My Commission Expires: 01-15-2022

[Affix Seal Here]

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

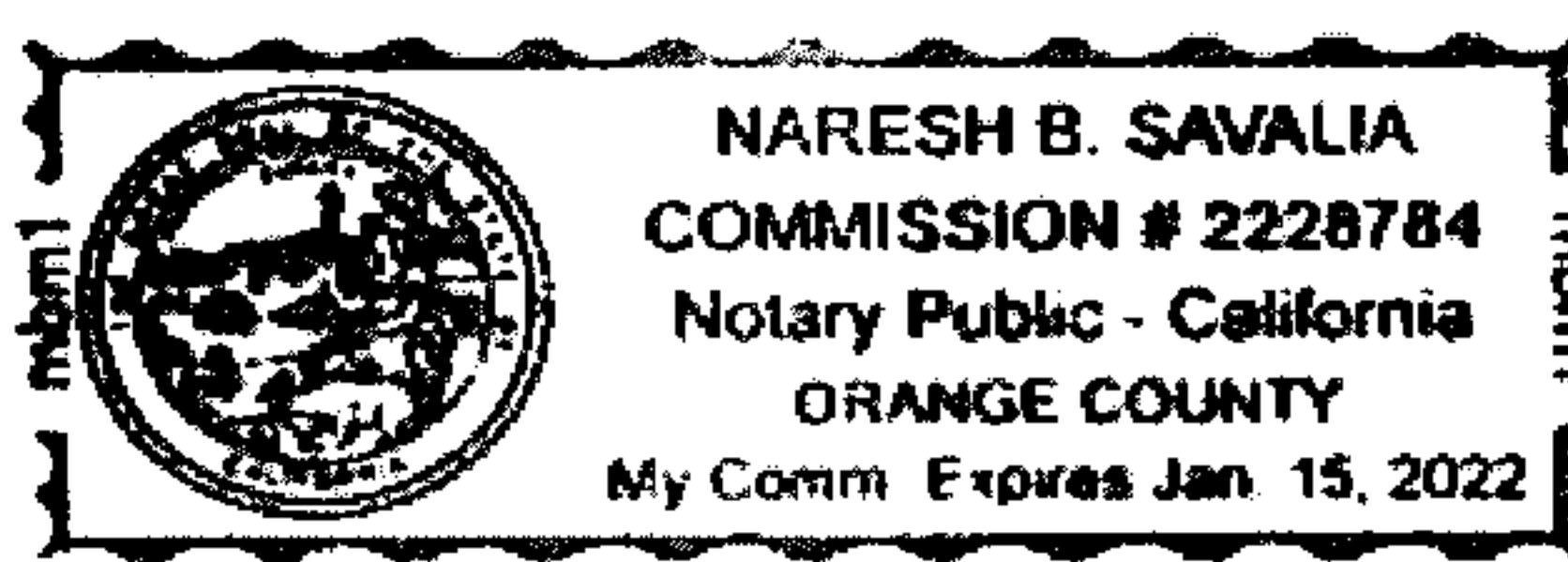
On 03/18/2021 before me, Naresh B. Savalia - Notary Public  
(insert name and title of the officer)

personally appeared Marilyn Martens,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Naresh B. Savalia (Seal)



## Real Estate Sales Validation Form

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

Grantor's Name David and Joni Tally  
 Mailing Address Living Trust dated 9-28-2016  
7723 Wyndham Circle  
Helena, Alabama 35080

Grantee's Name GAP Holdings, LLC  
 Mailing Address 1391 Legacy Drive  
Hoover, AL 35242

Property Address 7723 Wyndham Circle  
Helena, Alabama 35080

Date of Sale 3/19/21  
 Total Purchase Price \$ 190,000.00  
 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)

Bill of Sale  
 Sales Contract  
 Closing Statement

Appraisal  
 Other

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 3/19/21

Print C. Ryan Sparks

Unattested

Sign C. Ryan Sparks

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/23/2021 08:46:00 AM  
 S229.00 CHERRY  
 20210323000144840

*Allie S. Baylor*

Form RT-1