



20210429000213710 1/3 \$143.00
Shelby Cnty Judge of Probate, AL
04/29/2021 02:47:21 PM FILED/CERT

This Instrument was Prepared by:

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

Send Tax Notice To: John Wesley Armstrong
Kristie Lanier Armstrong

104 Woodbury Dr.
Sterrett, AL 35147

File No.: MV-21-27223

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 One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00), 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, Mark D Gambill and Emily J Gambill, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto John Wesley Armstrong and Kristie Lanier Armstrong, (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.

\$97,750.00 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 28th day of April, 2021.

Mark D Gambill

Emily J Gambill

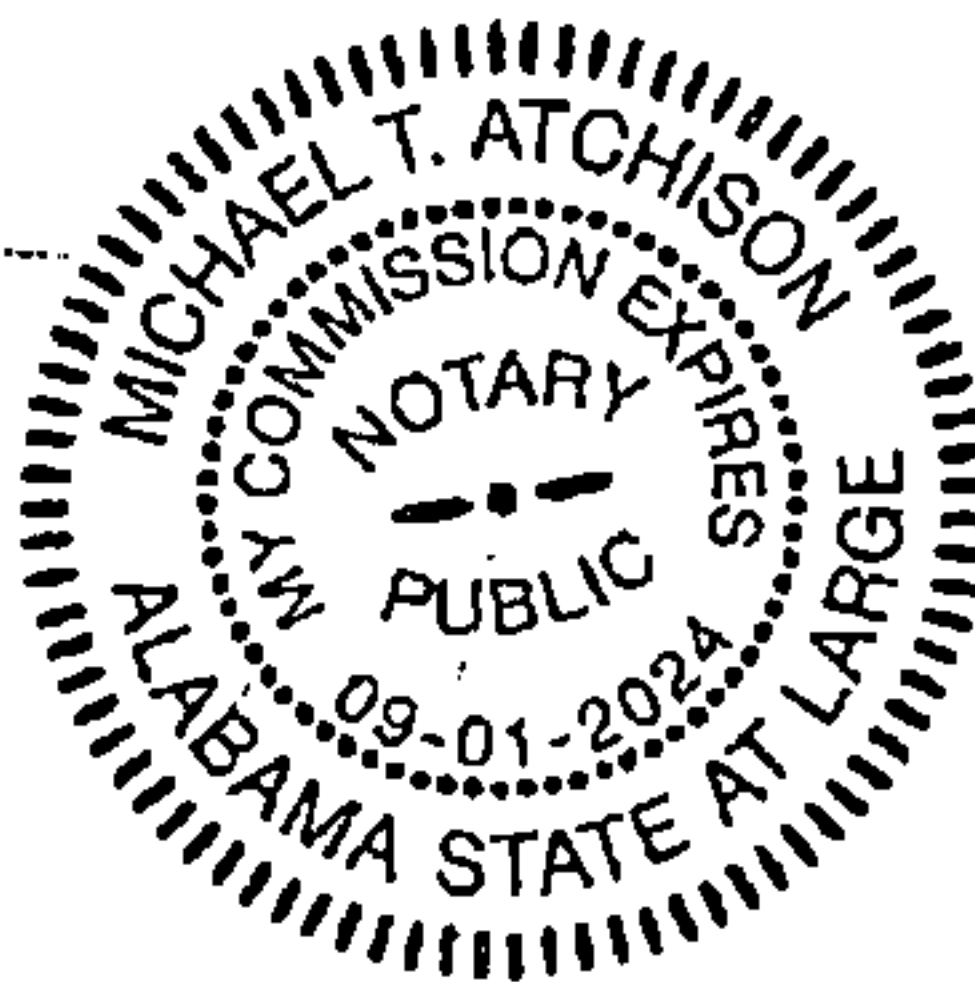
State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Mark D Gambill and Emily J Gambill, 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 28th day of April, 2021.

Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024





04/29/2021 02:47:21 PM DEEDS 2/3

20210429000213710 2/3 \$143.00
Shelby Cnty Judge of Probate, AL
04/29/2021 02:47:21 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Commence at the NE corner of the NW 1/4 of the NE 1/4, Section 8, Township 21, South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4 - 1/4 Section for a distance of 1134.24 feet to the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the said East boundary of said 1/4-1/4 Section for 189.04 feet to a point, being the SE corner of the NW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West; thence continue in a Southerly direction along the East boundary of the SW 1/4 of NE 1/4, Section 8, Township 21 South Range 1 West for a distance of 189.04 feet to a point; thence turn 88 degrees 42' 47" right and run 1335.61 feet to a point, being on the West boundary of the SW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West; thence turn 91 deg. 20' 21" right and run in a Northerly direction along the West boundary of said SW 1/4 of the NE 1/4 for a distance of 189.61 feet to a point, being the SW corner of the NW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West; thence Continue in a Northerly direction along the West boundary of the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West, for a distance of 189.61 feet to a point; thence turn 88 deg. 42' 34" right and run 1335.24 feet to the point of beginning.

Said parcel is lying in the NW 1/4 of the NE 1/4, Section 8, Township 21, Range 1 West, according to the Survey of Lewis H. King, dated June 21, 1980.

Parcel 2:

Commence at the NE corner of the SW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4-1/4 Section for a distance of 189.04 feet to the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the said East boundary of said 1/4-1/4 Section for 378.08 feet to a point; thence turn 88 deg. 39 min. 52 sec. right and run 1335.99 feet to a point; being on the West boundary of said SW 1/4 of NE 1/4; thence turn 91 deg. 23 min. 16 sec. right and run along said West boundary of said 1/4-1/4 for 379.22 feet to a point; thence turn 88 deg. 39 min. 39 sec. right and run 1335.61 feet to the point of beginning.

Said parcel is lying in the SW 1/4 of the NE 1/4, Section 8, Township 21, Range 1 West, according to the Survey of Lewis H. King, dated June 21, 1980.

Parcel 3:

Commence at the NE corner of the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said 1/4-1/4 Section for a distance of 756.16 feet to the point of beginning of the parcel of land herein described; thence continue in a Southerly direction along the said East boundary of the said 1/4-1/4 Section for 378.08 feet to a point; thence turn 88 deg. 45 min. 42 sec. right and run 1335.24 feet to a point, being on the West boundary line of said 1/4-1/4 Section; thence turn 91 deg. 17 min. 26 sec. right and run along said West boundary of said 1/4-1/4 Section for a distance of 379.22 feet to a point; thence turn 88 deg. 45 min. 29 sec. right and run 1334.86 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NE 1/4, Section 8, Township 21 South, Range 1 West.

Real Estate Sales Validation Form

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

Grantor's Name	Mark D Gambill Emily J Gambill	Grantee's Name	John Wesley Armstrong Kristie Lanier Armstrong
Mailing Address	<u>129 Windwood Cir</u> <u>Alabaster AL 35007</u>	Mailing Address	<u>104 Woodbury Dr</u> <u>Stemfort AL 35747</u>
Property Address	Joinertown Road Columbiana, AL 35051	Date of Sale	April 28, 2021
		Total Purchase Price	\$115,000.00
		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.

Grantor's Name: Mark D Gambill
Mailing Address: 129 Windwood Cir, Alabaster AL 35007

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 April 28, 2021

Print Mark D Gambill

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



20210429000213710 3/3 \$143.00
Shelby Cnty Judge of Probate, AL
04/29/2021 02:47:21 PM FILED/CERT

Bayl

Form RT-1