

This Instrument was Prepared by:

Send Tax Notice To: John Wesley Armstrong

Kristie Lanier Armstrong

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

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 ail 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.

Emily J Gambill

Mark D Gambili

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



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 comer 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 Jand 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 steet to the action of beginning at the contest of and heading as will be a content of the contest.

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;

The second secon

我们就是我们的一个人,我们就把我们的一个人的一个人的人。 我们的一个人的一个人的一个人

to professional professional state of the pr

And works a that a sufficient of the same of the same

the second of the second of

April 1987 11.20 计规则的对应可能描述对应可能通过证据 "就是自己的企业的工作,这个人们的企业的工作。"

Real Estate Sales Validation Form

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

Shelby Cnty Judge of Probate, AL

Grantor's Name	Mark D Gambili Emily J Gambill	Grantee's Name	John Wesley Armstrong Kristie Lanier Armstrong
Mailing Address		Mailing Address	
	129 Winduce Alabasta Al	oct Cir	104 Woodbury Br 5+414-1-14 KK 35747
	HICOUSTES HIT	35007	>+414-14-14 KHC 1 5.5747
Property Address	Joinertown Road	Date of Sale	April 28, 2021
	Columbiana, AL 35051	Total Purchase Price	\$115,000.00
		or Actual Value	•
		131(1425) 131(14) or	
	•	Assessor's Market Value	
The purchase price	or actual value claimed on t	his form can be verified in the followi	na documentary evidence: (check
one) (Recordation	of documentary evidence is	not required)	
Bill of Sale XX Sales Con		Appraisal Other	
XX Sales Con Closing St		Other State Sau a Mais allen Folgs	
	•	rdation contains all of the required in	formation referenced above, the filing
of this form is not re	equirea. Mark O Gambill	Control of the second	Mask of something
		Instructions	
. Grandanis s			·
		· .	nveying interest to property and their
current mailing add	1 ess.		The state of the s
Granteè's namé an	d mailing address - provide t	he name of the person or persons to	whom interest to property is being
conveyed.			
Property address -	the physical address of the p	property being conveyed, if available.	
-	- 1 	property being conveyed, if available.	
-	the physical address of the plate on which interest to the		
Date of Sale - the d	ate on which interest to the		
Date of Sale - the day Total purchase price the instrument offer	late on which interest to the place of the total amount paid for ed for record.	property was conveyed. the purchase of the property, both rea	
Date of Sale - the date of Sale	late on which interest to the place of the total amount paid for ed for record.	property was conveyed. the purchase of the property, both rea	al and personal, being conveyed by
Date of Sale - the day of Total purchase price the instrument offer Actual value - if the	late on which interest to the place the total amount paid for ed for record. property is not being sold, the	property was conveyed. the purchase of the property, both rea	al and personal, being conveyed by
Total purchase price the instrument offer assessor's current of the description of the instrument of the instrument of the assessor's current in t	late on which interest to the place of the total amount paid for ed for record. property is not being sold, the ed for record. This may be emarket value.	property was conveyed. the purchase of the property, both reached by an appraisal conducted	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the
Total purchase price the instrument offer assessor's current of the description of the instrument of the instrument of the assessor's current in the asses	late on which interest to the place of the total amount paid for ed for record. property is not being sold, the ed for record. This may be emarket value.	property was conveyed. the purchase of the property, both reached by an appraisal conducted	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the
Total purchase price the instrument offer assessor's current of the proof is provided valuation, of the pro-	late on which interest to the period of the total amount paid for ed for record. property is not being sold, the ed for record. This may be enarket value. ed and the value must be desperty as determined by the	the purchase of the property, both reached true value of the property, both reached by an appraisal conducted etermined, the current estimate of fair local official charged with the response	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property
Total purchase price the instrument offer assessor's current of the proof is provided valuation, of the pro-	late on which interest to the period of the total amount paid for ed for record. property is not being sold, the ed for record. This may be enarket value. ed and the value must be desperty as determined by the	the purchase of the property, both reached true value of the property, both reached by an appraisal conducted etermined, the current estimate of fair	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current in the proof is provid valuation, of the protext purposes will be	late on which interest to the period of the total amount paid for ed for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the entered and the taxpayer will be used and the taxpayer will be used.	property was conveyed. the purchase of the property, both reactive value of the property value value of the property value value value of the property value val	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h).
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current in the valuation, of the protext purposes will be attest, to the best further understand	late on which interest to the period for the total amount paid for red for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the leased and the taxpayer will be defined by the leased and the taxpayer will be that any false statements class.	the purchase of the property, both reached true value of the property, both reached by an appraisal conducted etermined, the current estimate of fair local official charged with the response	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate.
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current in the valuation, of the protext purposes will be attest, to the best	late on which interest to the period for the total amount paid for red for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the leased and the taxpayer will be defined by the leased and the taxpayer will be that any false statements class.	the purchase of the property, both reached true value of the property, both reached by an appraisal conducted local official charged with the responsible penalized pursuant to Code of Alachat the information contained in this	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate.
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current in the valuation, of the protext purposes will be attest, to the best further understand	late on which interest to the period for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the leased and the taxpayer will leased and false statements class 1975 § 40-22-1 (h).	the purchase of the property, both reached true value of the property, both reached an appraisal conducted by an appraisal conducted be penalized pursuant to Code of Alasthat the information contained in this timed on this form may result in the information contained in the in	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate. Imposition of the penalty indicated in
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current of the production, of the protex purposes will be attest, to the best further understand Code of Alabama 1.	late on which interest to the period for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the leased and the taxpayer will leased and false statements class 1975 § 40-22-1 (h).	the purchase of the property, both reache true value of the property, both reached an appraisal conducted by an appraisal conducted local official charged with the responsible penalized pursuant to Code of Alasthat the information contained in this timed on this form may result in the information contained in the information containe	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate. Imposition of the penalty indicated in
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current in the proof is provid valuation, of the protex purposes will be attest, to the best further understand Code of Alabama 1	late on which interest to the period for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the leased and the taxpayer will lease any false statements class 1975 § 40-22-1 (h).	the purchase of the property, both reaches true value of the property, both reached and the current estimate of fair local official charged with the responsible penalized pursuant to Code of Alastined on this form may result in the information contained in this timed on this form may result in the information. Print Mark D Gambil Sign	al and personal, being conveyed by all and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate. Imposition of the penalty indicated in
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current of valuation, of the protect tax purposes will be attest, to the best further understand Code of Alabama 1. Date April 28, 2021 Unattested	e - the total amount paid for red for record. property is not being sold, the red for record. property is not being sold, the red for record. This may be experty as determined by the red and the value must be deperty as determined by the red and the taxpayer will of my knowledge and belief that any false statements class 975 § 40-22-1 (h). (verified Filed and Recorded	the purchase of the property, both reaches true value of the property, both reached and the current estimate of fair local official charged with the responsible penalized pursuant to Code of Alastined on this form may result in the information contained in this timed on this form may result in the information. Print Mark D Gambil Sign	al and personal, being conveyed by al and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate. Imposition of the penalty indicated in
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current of valuation, of the protect tax purposes will be attest, to the best further understand Code of Alabama 1. Date April 28, 2021 Unattested	e - the total amount paid for ed for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the leased and the taxpayer will leased and the taxpayer will leased and false statements classified and Recorded Official Public Records Judge of Probate, Shelby County Alabama,	the purchase of the property, both reactive value of the property	al and personal, being conveyed by all and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate. Imposition of the penalty indicated in
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current of the production, of the protex purposes will be attest, to the best further understand Code of Alabama 1. Date April 28, 2021 Unattested	e - the total amount paid for ed for record. property is not being sold, the ed for record. This may be emarket value. ed and the value must be desperty as determined by the leased and the taxpayer will of my knowledge and belief that any false statements class 975 § 40-22-1 (h). (verified Filed and Recorded Official Public Records	the purchase of the property, both reactive value of the property	al and personal, being conveyed by all and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate. Imposition of the penalty indicated in
Total purchase price the instrument offer. Actual value - if the the instrument offer assessor's current of the provided valuation, of the protection of the protection of the protection of the protection of the protection. I attest, to the best further understand Code of Alabama 1. Date April 28, 2021 Unattested	e - the total amount paid for red for record. property is not being sold, the defor record. This may be emarket value. ed and the value must be desperty as determined by the lessed and the taxpayer will lessed and the taxpayer will lessed and the statements classified and false statements classified and Recorded Official Public Records Judge of Probate, Shelby County Alabama, Clerk	the purchase of the property, both reactive value of the property	al and personal, being conveyed by all and personal, being conveyed by by a licensed appraiser of the market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h). document is true and accurate. Imposition of the penalty indicated in