

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Keith A. Gobel and Susan P. Hill
17 Ivie lane
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Six Hundred Five Thousand And No/100 Dollars (\$605,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Scott Ivie and Juli Ivie, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Keith A. Gobel and Susan P. Hill (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A part of the NE 1/4 of the NE 1/4 of Section 6, Township 20 South, Range 1 East, and also a Part of the NW 1/4 of the NW 1/4 of Section 5, Township 20 South, Range 1 East, more particularly described as follows: From the NW corner of the NW 1/4 of Section 5, Township 20 South, Range 1 East, run South along the West line of said Section a distance of 114.33 feet to the point of beginning; thence right 112 degrees 50 minutes 39 seconds a distance of 113.87 feet; thence left 89 degrees 57 minutes 46 seconds a distance of 267.72 feet; thence left 112 degrees 9 minutes 14 seconds a distance of 209.05 feet; thence right 88 degrees 34 minutes 43 seconds a distance of 149.58 feet; thence left 89 degrees 18 minutes 17 seconds a distance of 283.26 feet; thence left 81 degrees 15 minutes 00 seconds a distance of 222.90 feet; thence left 75 degrees 54 minutes 26 seconds a distance of 339.51 feet to the point of beginning. According to the survey of Van Marcus Peavey, Ala. Reg. No. 16681, dated September 1, 1995.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$544,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 10th day of June, 2021.

[Signature]
Scott Ivie

[Signature]
Juli Ivie

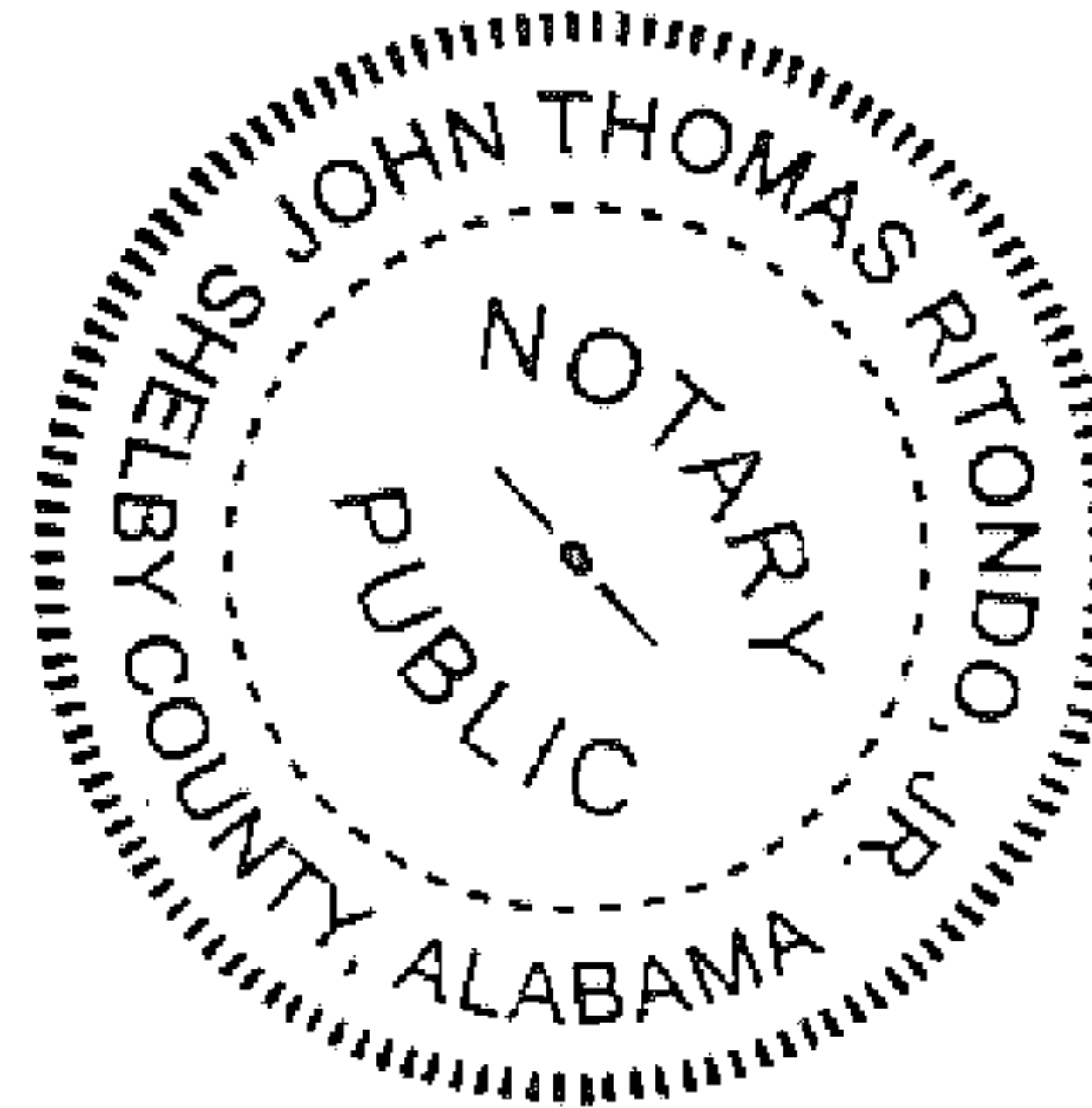
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott Ivie and Juli Ivie 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 on this 10th day of June, 2021.

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

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

Grantor's Name	Scott Ivie	Grantee's Name	Keith A. Gobel and Susan P. Hill
Mailing Address	<u>224 Oakwood Dr.</u> <u>Alabaster, AL 35007</u>	Mailing Address	17 Ivie lane Wilsonville, AL 35186
Property Address	17 Ivie lane Wilsonville, AL 35186	Date of Sale	June 10, 2021
		Total Purchase Price	\$605,000.00
		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 type="checkbox"/> Sales Contract	Other: _____
<input checked="" 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.

Instructions

Grantor's name and mailing address - Scott Ivie, , .

Grantee's name and mailing address - Keith A. Gobel and Susan P. Hill, 17 Ivie lane, Wilsonville, AL 35186.

Property address - 17 Ivie lane, Wilsonville, AL 35186

Date of Sale - June 10, 2021.

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.

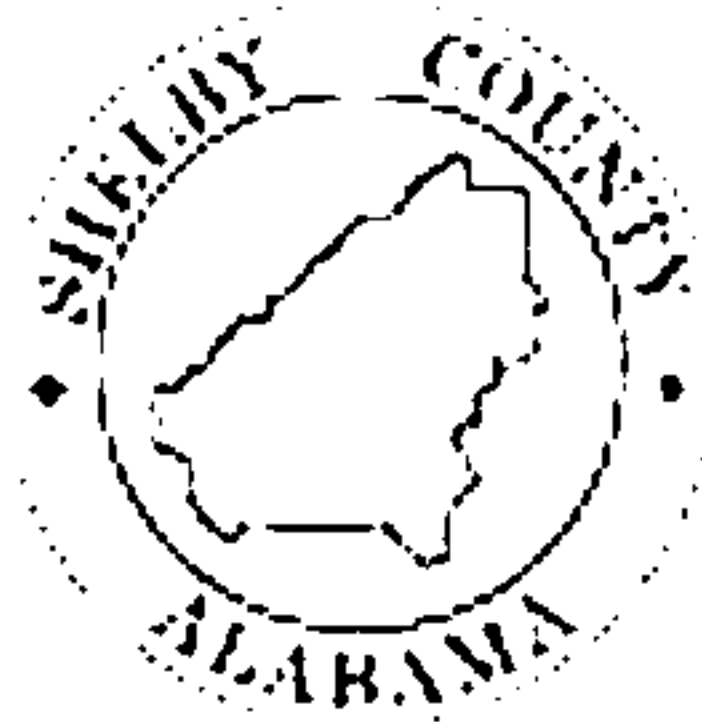
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 with 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: June 10, 2021

Sign [Signature] Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/14/2021 10:33:35 AM
 \$88.50 CHERRY
 20210614000288390

Alvin S. Bezd