

20210831000424630
08/31/2021 11:23:19 AM
DEEDS 1/3

SEND TAX NOTICE TO:

Stephen Alexander Gamble and Morgan Lynne
Gamble
1020 9th Avenue SW
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
PEL2100678

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kellie Harmon Poland, as Personal Representative of the Estate of Linda S. Harmon, deceased, Shelby County Probate Case No. PR-2021-000669**, whose address is: 114 Heather Lane Relham, AL 35124

(hereinafter "Grantor", whether one or more), by **Stephen Alexander Gamble and Morgan Lynne Gamble**, whose address is: 1020 9th Avenue SW, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Stephen Alexander Gamble and Morgan Lynne Gamble, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1020 9th Avenue SW, Alabaster, AL 35007**, to-wit:

Lot 12, in Block 3, according to the Survey of Bermuda Hills- Third Sector, as recorded in Map Book 7, Page 15, in the Office of the Judge of Probate of Shelby County, Alabama.

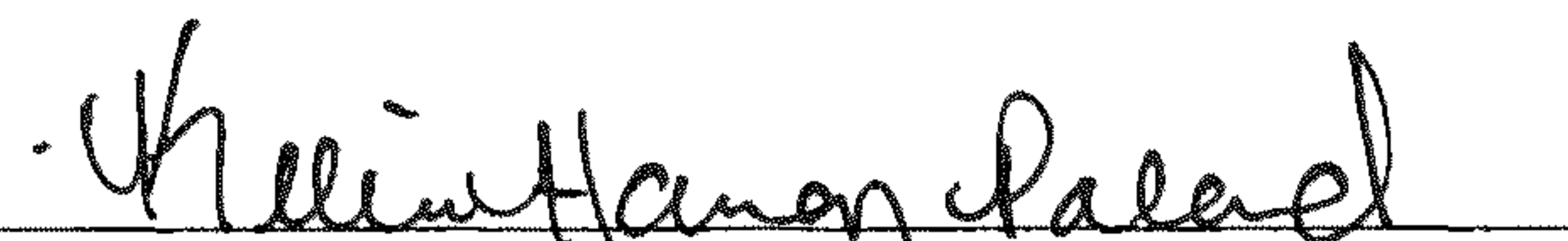
Linda S. Harmon was the surviving grantee of that certain deed dated 02/29/1996 and recorded 03/04/1996 in Instrument No. 1996-06804, in the Probate Office of Shelby County, Alabama; the other grantee, Richard W. Harmon, having died on or about the 11th day of May, 2016.

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. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$187,728.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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 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 Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 30th day of August, 2021.



**Kellie Harmon Poland, as Personal
Representative of the Estate of Linda S.
Harmon, deceased, Shelby County Probate
Case No. PR-2021-000669**

**State of Alabama
County of Shelby**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Kellie Harmon Poland, whose name as Personal Representative of the Estate of Linda S. Harmon, deceased, Shelby County Probate Case No. PR-2021-000669, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

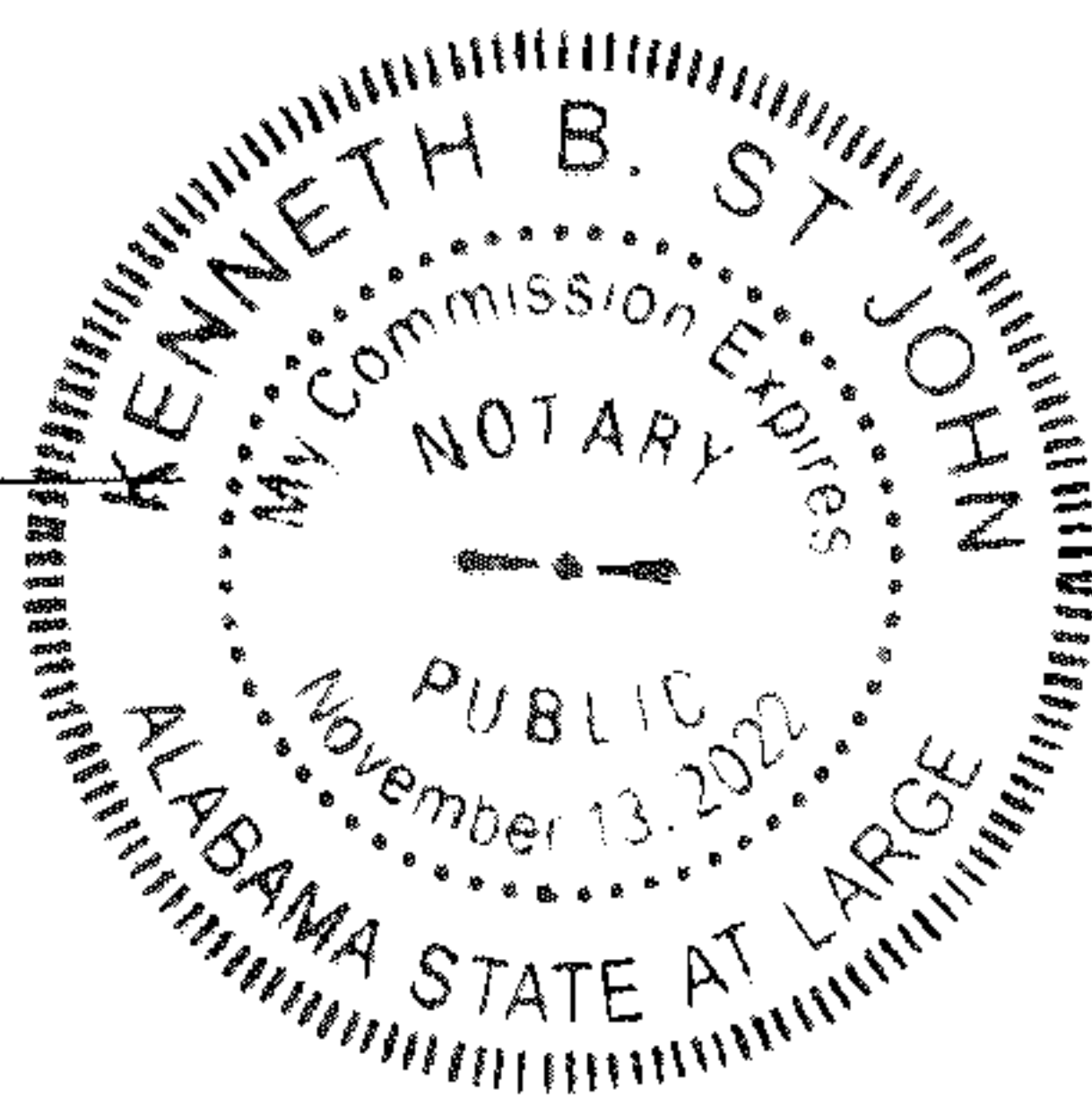
Given under my hand and official seal on this 30th day of August, 2021.



Notary Public

Printed Name: Kenneth B. St. John

My Commission Expires: 11/13/2022



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Kellie Harmon Poland, as Personal Representative</u>	Grantee's Name	<u>Stephen Alexander Gamble & Morgan Lynne Gamble</u>
Mailing Address	<u>of the Estate of Linda S. Harmon</u>	Mailing Address	<u>1020 9th Avenue SW</u>
	<u>114 Heather Lane</u>		<u>Alabaster, AL 35007</u>
	<u>Pelham, AL 35124</u>		
Property Address	<u>1020 9th Avenue SW</u>	Date of Sale	<u>08/30/2021</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$ 205,000</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	<input type="checkbox"/> 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 - 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 08/31/2021Print Hyland WehuntUnattestedSign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2021 11:23:19 AM
\$45.50 BRITTANI
20210831000424630

Allen S. Boyd