

This Instrument was Prepared by:

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

File No.: S-21-27628

Send Tax Notice To: Jared A. Tombrello
145 Highway 416
Wilsonville, AL 35186

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00)**, 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, **Mary L. Gifford, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jared A. Tombrello**, (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 2022 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$160,000.00 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 Grantee, his, her or their heirs and assigns forever.

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 29th day of October, 2021.



Mary L. Gifford

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 Mary L. Gifford, 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 29th day of October, 2021.



Notary Public, State of Alabama

My Commission Expires: 9-12-4

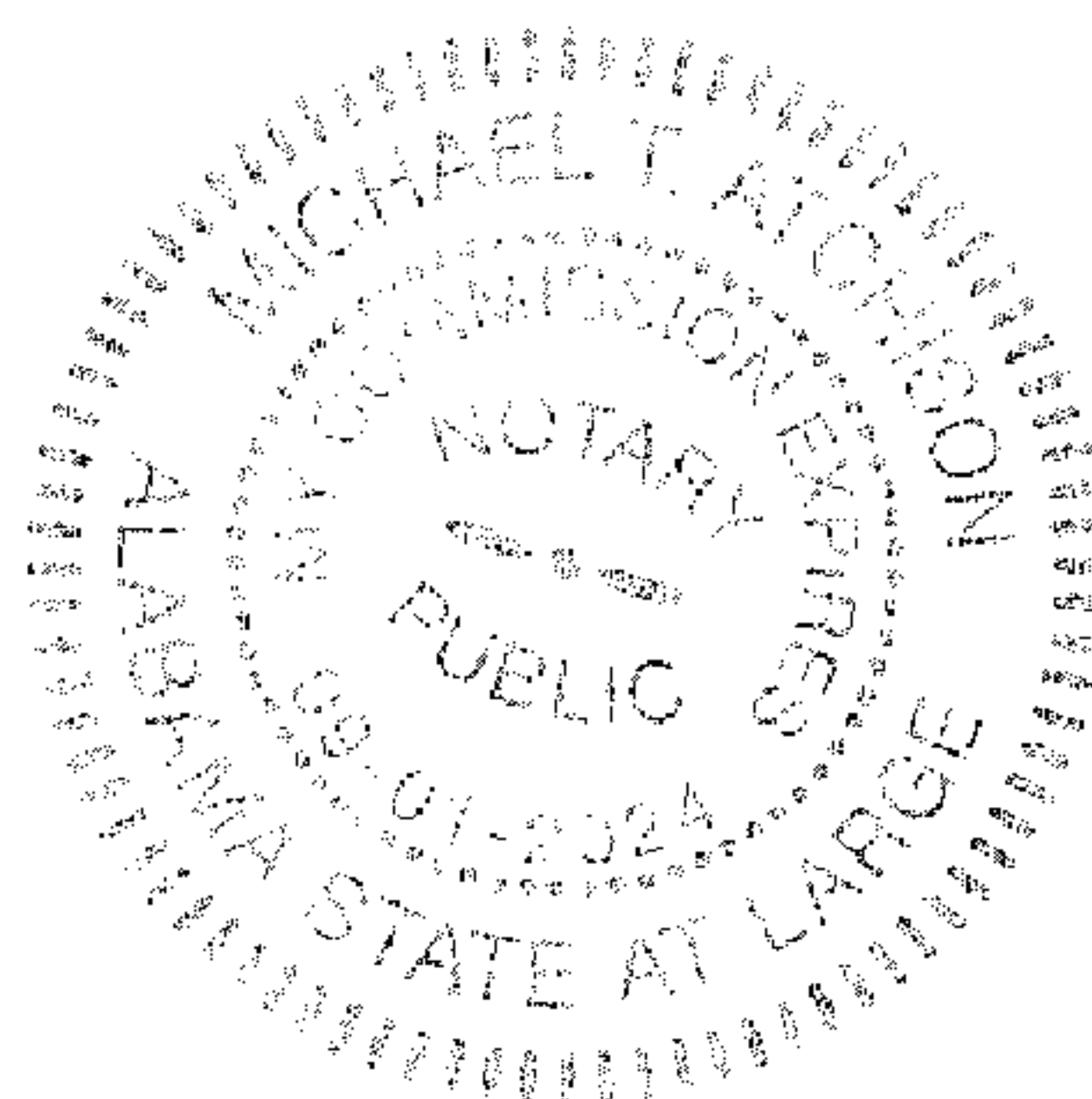


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Lot no. 25 of Walters Cove, First Sector, as recorded in Map book 5, Page 22 in the Office of Probate Judge, Columbiana, Alabama; thence South 73 degrees 10 minutes West (MB) along the North right of way line of Walters Drive for a distance of 464.00 feet to the point of beginning of the waterfront lot herein conveyed; thence continue South 73 degrees 10 minutes West (MB) along the said North right of way line of Walters Drive for a distance of 110.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 190.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 110.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and proceed for a distance of 190.00 feet to the point of beginning.

This lot or parcel of land is lying in the NE 1/4 of NW 1/4 and SE 1/4 of NW 1/4, Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

It is the express intent of the Grantors that all property (for the 110 feet width) fronting Lay Lake is hereby conveyed to the Grantees down to the Alabama Power Company 397 elevation contour and is subject to the Alabama Power Company 401 elevation flood easement.

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>Mary L. Gifford</u>	Grantee's Name	<u>Jared A. Tombrello</u>
Mailing Address	<u>142 Stratford Cir.</u> <u>Pelham, AL 35124</u>	Mailing Address	<u>145 Highway 416 .</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>145 Highway 416 .</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>October 29, 2021</u>
		Total Purchase Price	<u>\$245,000.00</u>
		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.

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	<u>October 27, 2021</u>	Print	<u>Mary L. Gifford</u>
<input type="checkbox"/> Unattested	_____ (verified by)	Sign	<u>Mary L. Gifford</u> (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2021 01:54:47 PM
 \$113.00 CHERRY
 20211101000526960

Form RT-1

Ally S. Byrd