

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Aero Investments, LLC
88 Indian Crest Drive,
Indian Springs Village, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY ONE THOUSAND AND 00/100 (\$361,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Patricia N. Gibbs, an unmarried woman, the surviving grantee in that certain joint survivorship deed recorded as Instrument No. 1992-15919 in the Probate Office of Shelby County, Alabama, the other grantee, David J. Gibbs having died on or about October 5, 2020** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Aero Investments, LLC, an Alabama Limited Liability Company** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southeast Corner of the Northwest Quarter of the Northeast Quarter of Section 29, Township 19 South, Range 2 West and run North along the East line of said quarter-quarter section 835.0 feet to the point of beginning; thence an angle to the left of 96 degrees 56 minutes 30 seconds and run Southwesterly 365.26 feet to the Southeasterly right-of-way of Indian Crest Road as constructed thirty feet from the center line of said road; thence and angle to the right of 108 degrees 24 minutes 32 seconds to the tangent of a curve to the left having a radius of 2546 and a central angle of 2 degrees 17 minutes 32 seconds; thence run Northeasterly along the arc of said curve 101.86 feet to a point of reverse curve 101.86 feet to a point of reverse curve to the right having a radius of 282.30 feet and a central angle of 29 degrees 55 minutes 53 seconds; thence run Northeasterly along the arc of said curve on the Southeasterly right-of-way of Indian Crest Road, 147.48 feet; thence an angle to the right of 74 degrees 23 minutes 21 seconds from tangent of said curve and run Southeasterly 310.44 feet to the Easterly line of said quarter-quarter section; thence an angle to the right of 66 degrees 30 minutes 11 seconds and run South along the East line of said quarter-quarter section, 63.35 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 11th day of November, 2021.

X Patricia N. Gibbs
Patricia N. Gibbs

STATE OF ALABAMA
Shelby COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Patricia N. Gibbs**, 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 Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of November, 2021.

Justin Smitherman
Notary Public
My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

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

Grantor's Name Patricia Gibbs
 Mailing Address 610 Indian Crest Dr.
Pelham, AL 35124
 Property Address 610 Indian Crest Dr
Pelham, AL 35124

Grantee's Name Aero Investments, LLC
 Mailing Address 88 Indian Crest Drive
Indian Springs Village, AL 35124
 Date of Sale November 11, 2021
 Total Purchase Price \$361,000.00
 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)

 Bill of Sale
 X Sales Contract
 Closing Statement
 Appraisal
 Other:

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 November 11, 2021

Print: Justin Smitherman

 Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/12/2021 11:56:06 AM
 \$389.00 BRITTANI
 20211112000546420

Form RT-1

Alli S. Bayl