

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27890

Send Tax Notice To: Amanda Potaczek
Steven Potaczek
17 Ivie Ln.
Wilsonville, AL 35186

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 **Seven Hundred Fifteen Thousand Dollars and No Cents (\$715,000.00)**, 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, **Keith A. Gobel and Susan P. Hill, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Amanda Potaczek and Steven Potaczek**, (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

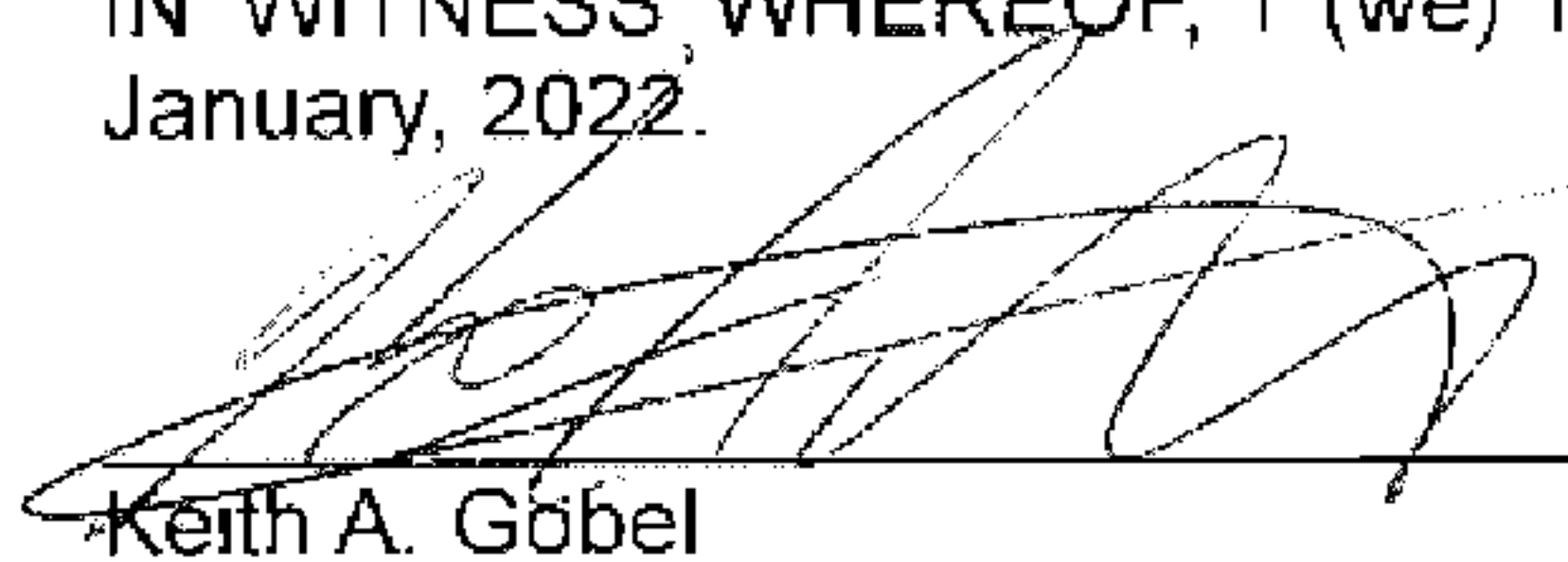
Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$330,000.00 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 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 3rd day of January, 2022.



Keith A. Gobel




Susan P. Hill

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Keith A. Gobel and Susan P. Hill, 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 3rd day of January, 2022.



Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

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; 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/04/2022 01:16:03 PM
 \$413.00 CHARITY
 20220104000002770

Alex S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Keith A. Gobel Susan P. Hill	Grantee's Name	Amanda Potaczek Steven Potaczek
Mailing Address	<u>1083 Tara Drive</u> <u>Columbiana, AL 36051</u>	Mailing Address	<u>17 Ivie Ln.</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>17 Ivie Ln.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>January 03, 2022</u>
		Total Purchase Price	<u>\$715,000.00</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)

<u>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 January 03, 2022

Print Keith A. Gobel

Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one