

This Instrument was Prepared by:

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

File No.: S-22-27923

Send Tax Notice To: Hugh M. Gilmore, III
Nancy W. Gilmore

151 South River Br
Shelby, AL 35143

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 **Three Hundred Ninety Five Thousand Two Hundred Dollars and No Cents (\$395,200.00)**, 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, **Robert O'Connor, a single man and Tyrus R. Sockwell, Jr., a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hugh M. Gilmore, III and Nancy W. Gilmore**, (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

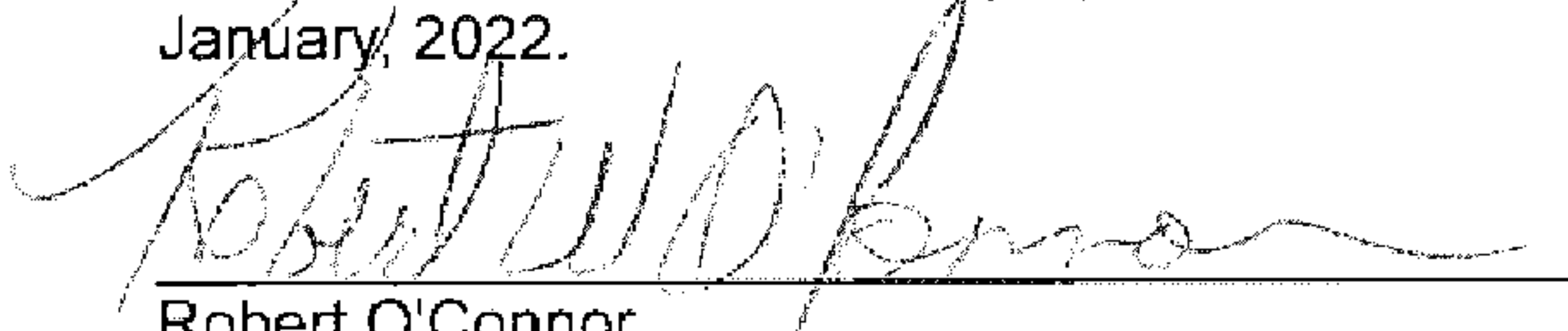
Property may be subject to all taxes for 2022 and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

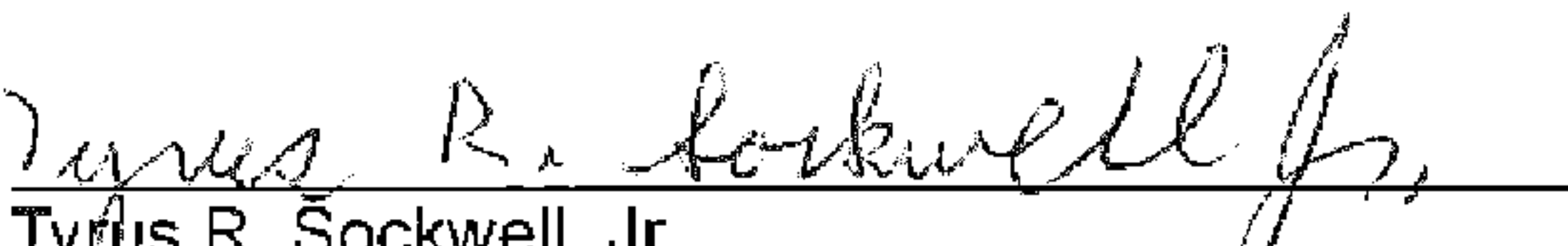
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 14th day of January, 2022.


Robert O'Connor

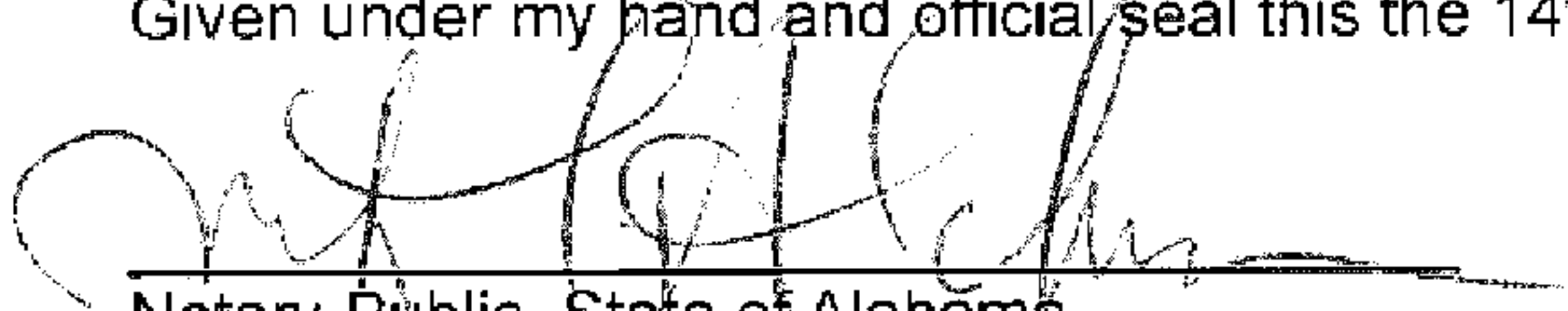

Tyrus R. Sockwell, Jr.

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 Robert O'Connor, a single man and Tyrus R. Sockwell, Jr., a married man, 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 14th day of January, 2022.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

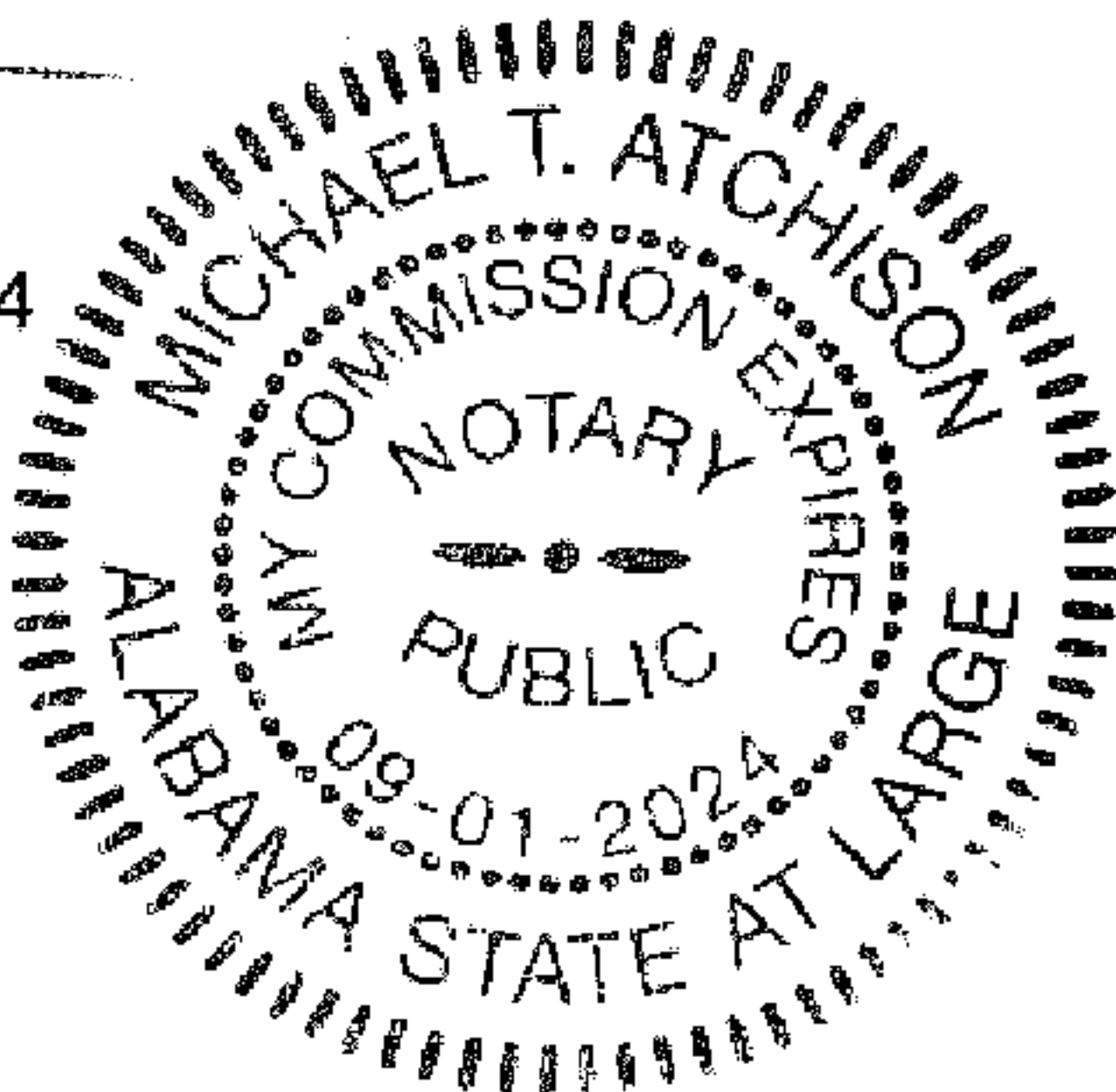


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

NE 1/4 of NW 1/4; and all that part of W 1/2 of NE 1/4, lying North and West of Waxahatchee Creek, and the N 1/2 of SE 1/4 of NE 1/4 in Section 15, Township 22 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

The NE 1/4 of the NE 1/4 of Section 15, Township 22 South, Range 1 West in Shelby County, Alabama.

ALSO, a nonexclusive access easement/right-of-way along an existing road described as follows:

Easement 1:

A 60 ft. Easement for Ingress/Egress and all public utilities being 30 ft. either side and adjacent to a centerline over across parts of the W 1/2 of the SW 1/4 and the SW 1/4 of the NW 1/4 of Section 14. Township 22 South, Range 1 West, Shelby County, Alabama, said centerline being described as follows:

To find the point-of-beginning start at the SW corner of the SW 1/4 of the SW 1/4 and run North 1°30'59" East and along the West boundary of said forty for a distance of 739.87 ft. to the centerline of Highway No. 42; thence run North 79°44'51" East and along said centerline for a distance of 494.69 ft. to the point-of-beginning of said easement centerline; thence run North 21°34'10" West for a distance of 85.32 ft. to a point; thence run North 87°23'18" West for a distance of 203.52 ft. to a point; thence run North 57°13'54" West for a distance of 153.87 ft. to a point; thence run North 11°09'15" West for a distance of 109.48 ft. to a point; thence run North 3°21'06" East for a distance of 174.65 ft. to a point; thence run North 16°33'21" East for a distance of 137.63 ft. to a point; thence run North 41°37'34" East for a distance of 127.23 ft. to a point; thence run North 53°49'14" East for a distance of 67.38 ft. to a point; thence run North 58°22'20" East for a distance of 172.71 ft. to a point; thence run North 41°03'52" East for a distance of 96.75 ft. to a point; thence run North 3°52'54" East for a distance of 162.22 ft. to a point; thence run North 25°42'17" West for a distance of 185.93 ft. to a point; thence run North 5°04'18" East for a distance of 133.40 ft. to a point; thence run North 1°05'13" East for a distance of 176.10 ft. to a point; thence run North 16°37'47" for a distance of 74.23 ft. to a point; thence run North 24°56'13" West for a distance of 117.35 ft. to a point; thence run North 35°26'44" West for a distance of 154.74 ft. to a point; thence run North 45°46'00" West for a distance of 171.24 ft. to a point; thence run North 40°30'48" West for a distance of 111.00 ft. to a point; thence run North 35°33'41" West for a distance of 54.12 ft. to the point-of-ending of the centerline described herein; said point lying on the West boundary of the SW 1/4 of the NW 1/4, 235.79 ft. North of its SW corner.

Easement 2:

A 60' Ingress/Egress Easement over and across a part of the West line of the SW 1/4 of the NW 1/4 of Section 14, Township 22S, Range 1W, in Shelby County, Alabama, described as follows:

Begin at the intersection of the aforementioned West Line of the SW 1/4 of the NW 1/4 and an easement conveyed to Cecil and Muriel Davis (10/28/1993), then run North adjacent to and East of the aforementioned West line to the North boundary of the SW 1/4 of the NW 1/4 of Section 14.

Easement 3:

A 60' Ingress/Egress Easement over and across a part of the SW 1/4 of the SE 1/4 of Section 10, Township 22 South, Range 1 West, Huntsville Meridian, in Shelby County, Alabama lying 30' each side of the following described centerline:

Start at a Shelby Iron accepted to mark the SE corner of the SW 1/4 of the SE 1/4 of Section 10, Township 22 South, Range 1 West and run South 88°26'10" West (Assumed) and along the Southern Boundary of said Section 10 for a distance of 739.38 ft. to the POINT OF BEGINNING; thence run North 42° 15'55" East for a distance of 147.13 ft. to a point; thence run North 64°54'18" East for a distance of 150.75 ft. to a point; thence run North 83°21'43" East for a distance of 130.00 ft. to a point; thence run South 74° 40'10" East for a distance of 108.37 ft. to a point; thence run South 70°54'26" East for a distance of 128.69 ft. to a point; thence run South 47°18'29" East for a distance of 144.63 ft. to the Point of Ending, said point lying on the Southern boundary of the SW 1/4 of the SE 1/4 of said Section 10 a distance of 42.08 ft. West from the SE corner of the SW 1/4 of the SE 1/4.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/14/2022 03:52:10 PM
 \$423.50 CHERRY
 20220114000019130

Allen 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	Robert O'Connor Tyrus R. Sockwell, Jr.	Grantee's Name	Hugh M. Gilmore, III Nancy W. Gilmore
Mailing Address	<u>119 Bolton Ln</u> <u>Columbiana, AL 3505</u>	Mailing Address	<u>151 South River Dr</u> <u>Shelby, AL 35147</u>
Property Address	Highway #42 Shelby, AL 35143	Date of Sale	January 14, 2022
		Total Purchase Price	\$395,200.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 January 05, 2022

Unattested

(verified by)

Print Robert O'Connor

Sign

(Grantor/Grantee/Owner/Agent) circle one