

This instrument prepared by:

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4031 U.S. HWY 231
Wetumpka, Alabama 36093


20220428000174150 1/2 \$541.50
Shelby Cnty Judge of Probate, AL
04/28/2022 10:52:12 AM FILED/CERT

THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE TITLE ON THIS PROPERTY, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT USING THE LEGAL DESCRIPTION PROVIDED.

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**THE STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **ONE HUNDRED AND NO/100 DOLLARS** other valuable consideration to the undersigned, GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **John Wesley Gable, Jr., a married man**, hereinafter referred to as GRANTOR, do hereby GRANT, BARGAIN, SELL and CONVEY unto, **John Wesley Gable, Jr., and Sandra G. Gable**, herein referred to as GRANTEES, to have and to hold, for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor(s) forever, together with every contingent remainder and right of reversion, the following described Real Estate, situated in the County of Shelby and State of Alabama, to wit:

Southeast quarter of Southwest quarter and East half of Northeast quarter of Southwest quarter of Section 7, AND, East half of Northwest quarter of Section 18, all in Township 20 South, Range 1 East, Shelby County, AL. (located on Dorrough Road in Columbiana, AL)

Parcel Number: 16 4 18 0 000 003.000

Parcel Number: 16 3 07 0 000 013.000

The property is not the homestead of the grantor or his spouse.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements and rights of way appearing of record which affect the above described property.

For tax purposes the address of the Grantees is:

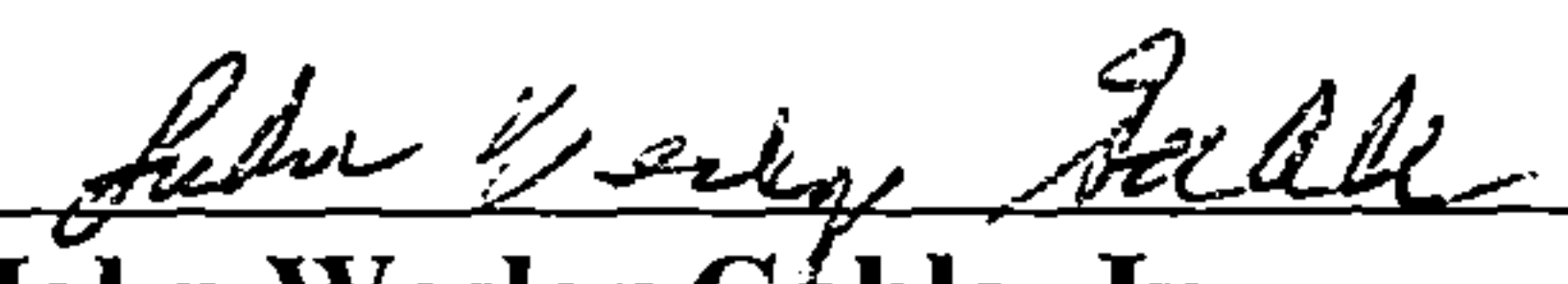
**4473 Blackwood Drive
Montgomery, AL 36109**

Shelby County, AL 04/28/2022
State of Alabama
Deed Tax: \$513.50

To have and to hold to the said GRANTEES for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor(s) forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I or my 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 persons.

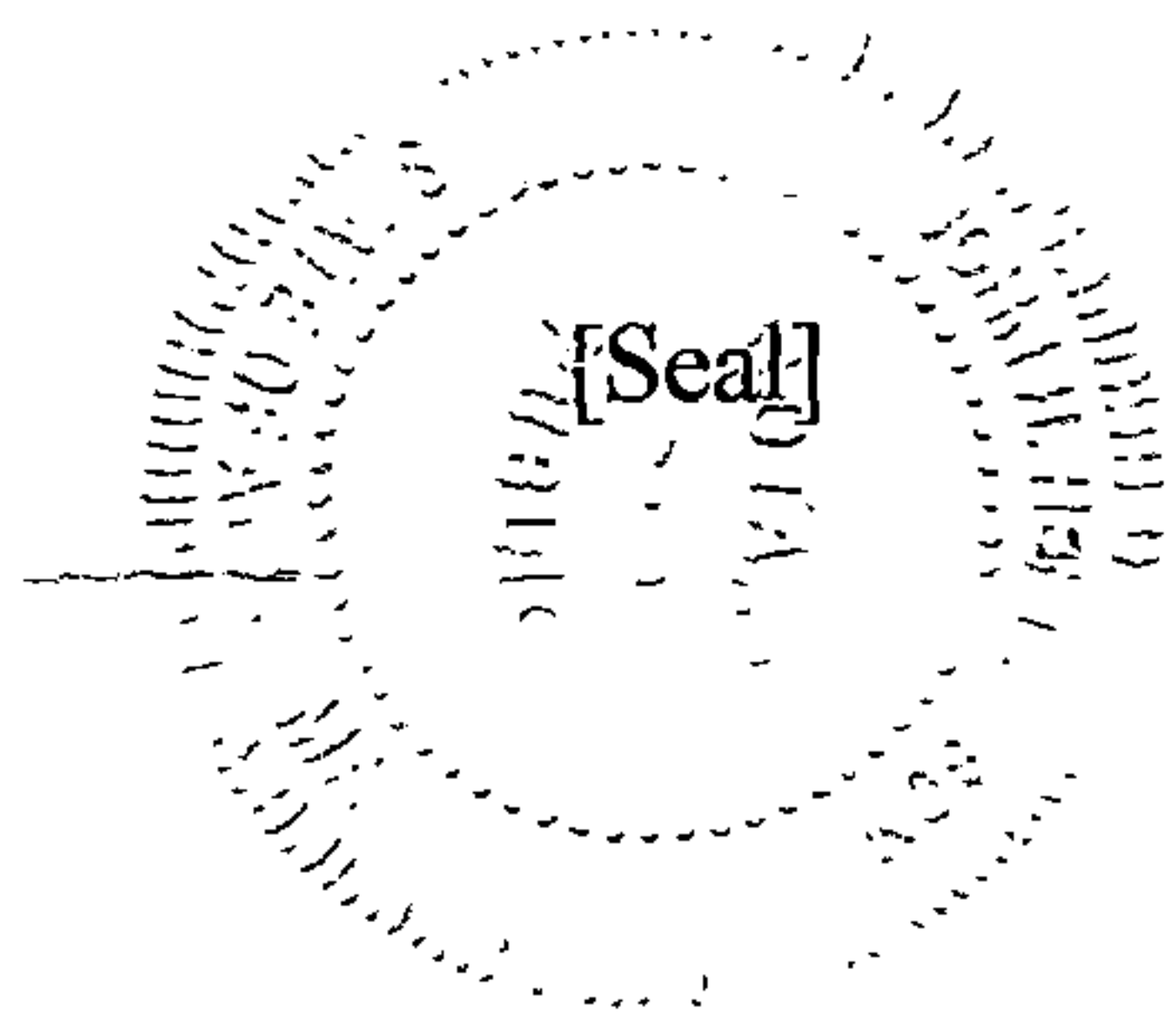
IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 1st day of April 2022.

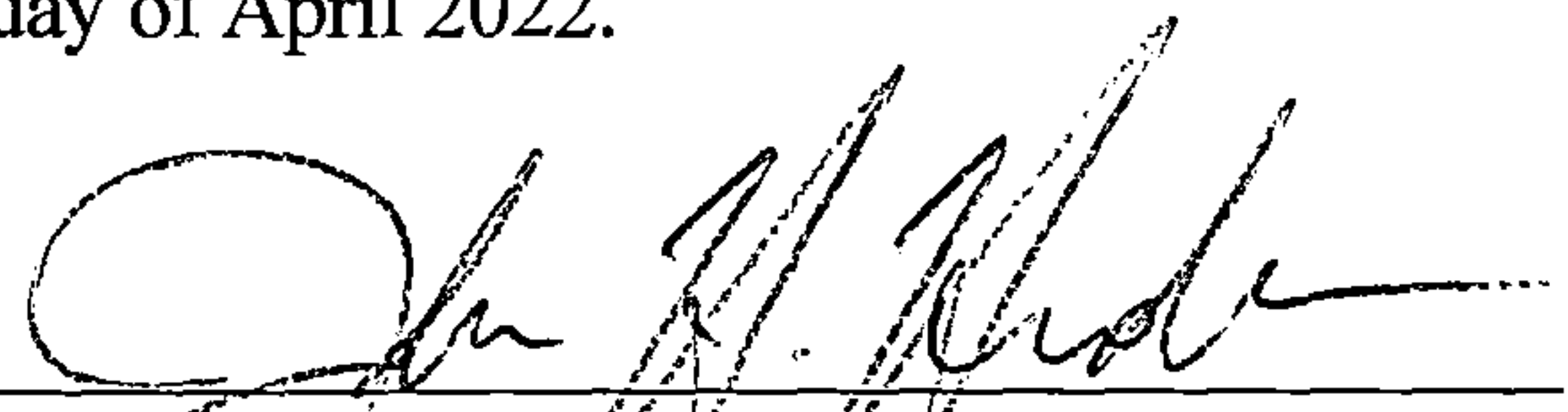

John Wesley Gable, Jr.

**STATE OF ALABAMA
COUNTY OF ELMORE**

Before me, John H. Henderson, a Notary Public in and for the State and County aforesaid, personally appeared **John Wesley Gable, Jr.**, who is known to me and who being by me first duly sworn, on oath, does depose and says that he, having been informed of the contents of the foregoing document, with full authority to do so, executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this the 1st day of April 2022.




NOTARY PUBLIC
My Commission Expires: 10/30/22

Real Estate Validation Information

Property Address: Parcel Number: 16 4 18 0 000 003.000

Parcel Number: 16 3 07 0 000 013.000

Grantee(s) Address: 4473 Blackwood Drive, Montgomery, Alabama 36109

Grantor(s) Address: 4473 Blackwood Drive, Montgomery, Alabama 36109

Total Transfer Value: \$1,026,780.00 (tax assessed value) (Deed Tax $\frac{1}{2}$ of assessed value \$513.50)

($\frac{1}{2}$ of tax \$513,390 assessed value)


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