

20221214000451640
12/14/2022 02:20:27 PM
DEEDS 1/9

This Instrument was Prepared by:

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

File No.: MV-22-28553

Send Tax Notice To: Lawrence Gemmill

140 Sycamore Rd
Columbiana, AL 35051

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twenty Eight Thousand Dollars and No Cents (\$28,000.00)**, 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, , Allen Gore, a married man, Gary Gore, a married man, Bryan Gore, a Single man and Brandy Gore, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Lawrence Gemmill (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the surviving heirs at law of Paul Gore, having died on March 22, 2004 and Daphene B. Gore, having died on October, 30, 2018.

no part of the Homestead of the Grantors or spouse.
\$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 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.

7th

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of December, 2022.

Allen Gore
Allen Gore

Gary Gore
Gary Gore

Bryan Gore
Bryan Gore

Brandy Gore
Brandy Gore

State of Washington

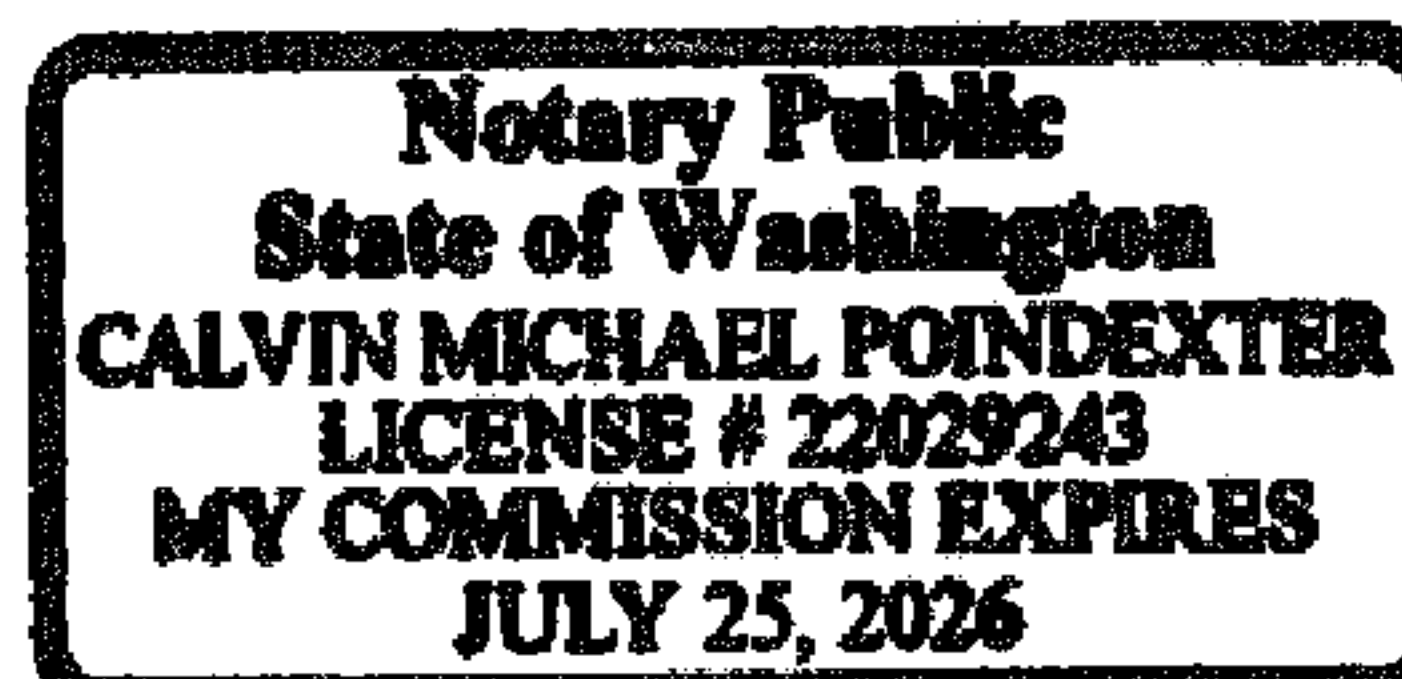
County of Snohomish

I, Calvin Poindexter, a Notary Public in and for the said County in said State, hereby certify that Allen Gore, 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 8th day of December, 2022.

Calvin Poindexter
Notary Public, State of Washington

My Commission Expires: July 25th 2026



This Instrument was Prepared by:

Send Tax Notice To: Lawrence Gimmell

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

File No.: MV-22-28553

WARRANTY DEED

State of Alabama

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County of Shelby

That in consideration of the sum of **Twenty Eight Thousand Dollars and No Cents (\$28,000.00)**, 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, , Allen Gore, a married man, Gary Gore, a married man, Bryan Gore, a single man and Brandy Gore, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Lawrence Gimmell (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 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantors herein are all the surviving heirs at law of Paul Gore, having died on March 22, 2004 and Daphene B. Gore, having died on October, 30, 2018.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of December, 2022.

Allen Gore

Gary Gore

Bryan Gore
Bryan Gore

Brandy Gore

State of WASHINGTON

County of KING

Jacqueline E. Estep a Notary Public in and for the said County in said State, hereby certify that Bryan Gore, 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 8th day of December, 2022.

Jacqueline E. Estep
Notary Public, State of WASHINGTON
JACQUELINE ELAINE ESTEP
My Commission Expires: DEC. 30, 2023

JACQUELINE E ESTEP
NOTARY PUBLIC #97657
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 30, 2023

This Instrument was Prepared by:

Send Tax Notice To: Lawrence Gimmell

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

File No.: MV-22-28553

WARRANTY DEED

State of Alabama

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County of Shelby

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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 8th day of December, 2022.

Allan Gore

Gary Gore
Gary Gore

Bryan Gore

Brandy Gore

State of _____

County of _____

I, _____, a Notary Public In and for the said County in said State, hereby certify that Allen Gore, 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 8th day of December, 2022.

This instrument was Prepared by:

Send Tax Notice To: Lawrence Gimmell

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

File No.: MV-22-28553

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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 8th day of December, 2022.

Allen Gore

Gary Gore

Bryan Gore

Brandy Gore

State of _____

County of _____

Brandy L. Nau
Brandy Gore and Brandy L. Nau
are one in the same person.

I, _____, a Notary Public in and for the said County in said State, hereby certify that Allen Gore, 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 8th day of December, 2022.

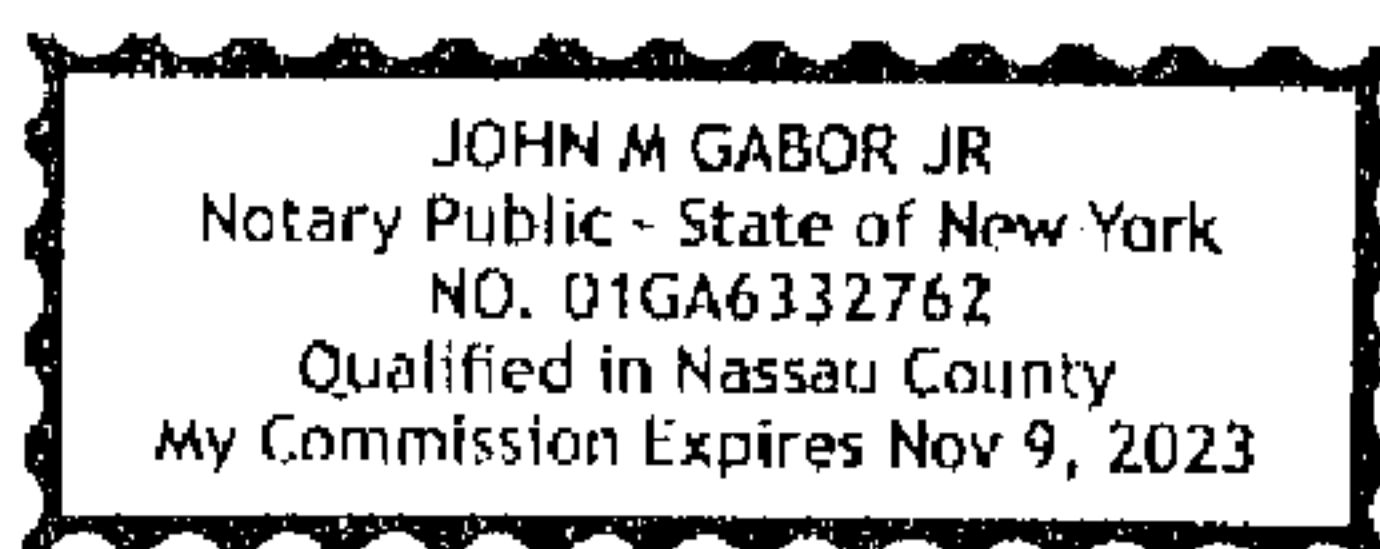
Notary Public, State of _____

My Commission Expires: _____

STATE OF NY
COUNTY OF NY

I, John M Gabor Jr the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of December, 2022.



John M Gabor Jr
Notary Public
My Commission Expires 11/9/23

STATE OF _____
COUNTY OF _____

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bryan Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of December, 2022.

Notary Public
My Commission Expires _____

STATE OF _____
COUNTY OF _____

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brandy Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of December, 2022.

STATE OF _____
COUNTY OF _____

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

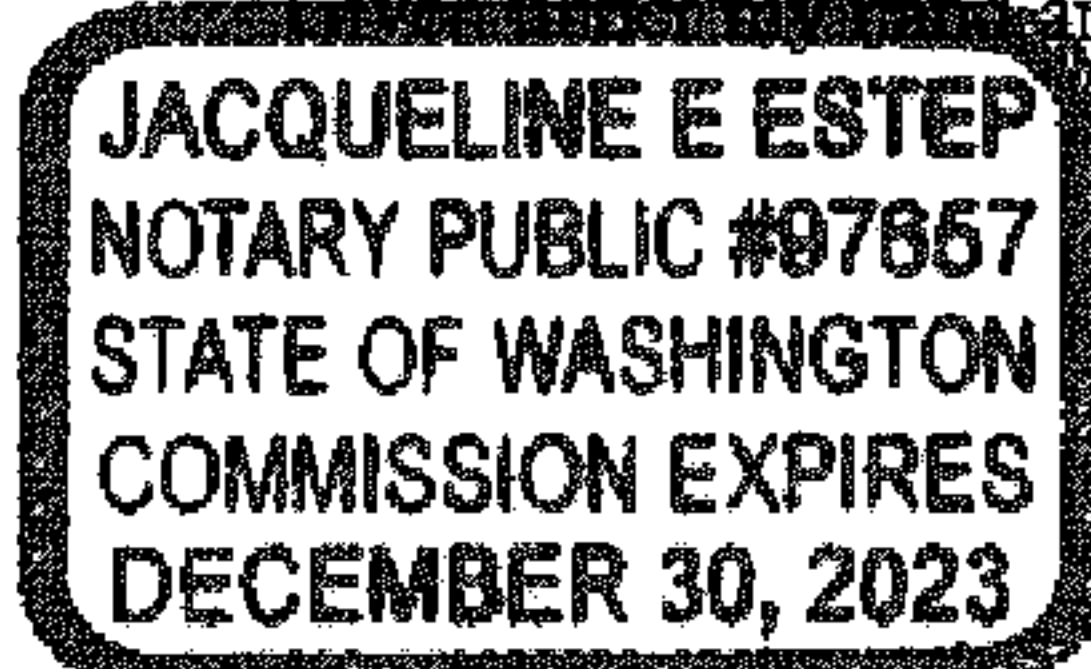
Given under my hand and official seal this _____ day of December, 2022.

Notary Public
My Commission Expires

STATE OF ~~WASHINGTON~~
COUNTY OF ~~KING~~

I, **JACQUELINE ESTEP** the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bryan Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{8th} day of December, 2022.



Jacqueline Estep

Notary Public
My Commission Expires

STATE OF _____
COUNTY OF _____

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brandy Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this _____ day of December, 2022.

Notary Public
My Commission Expires

STATE OF _____)
COUNTY OF _____)

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Gary Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of December, 2022.

Notary Public
My Commission Expires

STATE OF _____)
COUNTY OF _____)

I, _____ the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Bryan Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ____ day of December, 2022.

Notary Public
My Commission Expires

STATE OF WA)
COUNTY OF PIERCE)

I, Isaac P. Oldham the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Brandy Gore**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of December, 2022.

Isaac P. Oldham
Notary Public
My Commission Expires

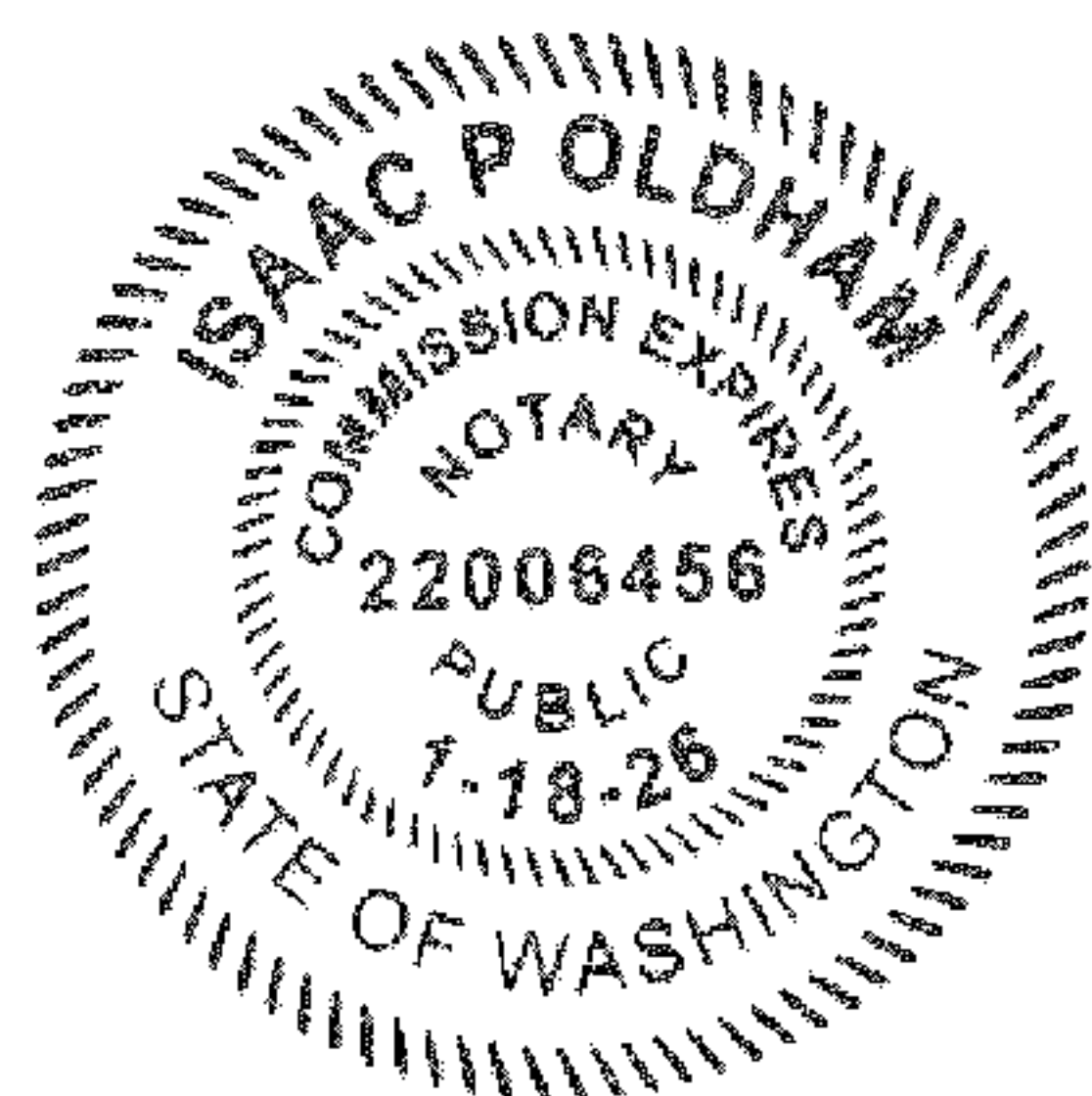


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the SE 1/4 of the NW 1/4 of Section 30, Township 20 South, Range 1 East, more particularly described as follows: Beginning at a point 20 feet South of the point of intersection of a branch, known as Saw Mill Branch, with the West line of a road known as Stinson Road, and run South along West line of Stinson Road a distance of 273 feet; thence West 137 feet; thence North 150 feet; thence in a Northeasterly direction a distance of 192 feet, more or less, to the point of beginning.

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

Grantor's Name	Allen Gore Gary Gore Bryan Gore Brandy Gore	Grantee's Name	Lawrence Gemmell
Mailing Address	<u>6431 LK WA BLVD NEAPT 301</u> <u>KIRKLAND, WA 98033</u>	Mailing Address	<u>1243 Hughes Road</u> <u>Columbiana, AL 35051</u>
Property Address	<u>Hughes Road</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 08, 2022</u>
		Total Purchase Price	<u>\$28,000.00</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> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 December 02, 2022

 Unattested

(verified by)

Print Allen Gore

Sign Allen Gore

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2022 02:20:27 PM
\$76.00 BRITTANI
20221214000451640



Allen S. Bayl