



20230719000215220 1/4 \$52.00
Shelby Cnty Judge of Probate, AL
07/19/2023 11:18:48 AM FILED/CERT

Send tax notice to:
Roy W. Gilbert, III and
Sharon Gilbert
5400 Saddlecreek Lane
Birmingham, AL 35242

This instrument prepared by:
F. A. Branscomb Beavers, Esq.
Beavers Law, LLC
4301 Dolly Ridge Road
Birmingham, AL 35243

STATE OF ALABAMA)
 :
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and No/100 Dollars (\$100.00) in hand paid to **ROY W. GILBERT, JR. and wife, JUDITH L. GILBERT** ("Grantors"), by **ROY W. GILBERT, III and wife, SHARON GILBERT** ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with the right of survivorship, subject to the matters hereinafter set forth, the real estate (the "Property") situated in Shelby County, Alabama, which is more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns forever; subject, however, to the matters as set forth hereinabove or on **Exhibit B** attached hereto.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantors' Name and Mailing Address:	Roy W. Gilbert, Jr. and Judith L. Gilbert 5410 Saddlecreek Lane Birmingham, AL 35242
Grantee's Name and Mailing Address:	Roy W. Gilbert, III and Sharon Gilbert 5400 Saddlecreek Lane Birmingham, AL 35242
Property Address:	See attached Exhibit A-Legal Description; Parcel No. 03-5-21-0-000-005.005
Actual Value By Agreement:	\$20,000.00

Grantor, Roy W. Gilbert, Jr., is one and the same as Roy W. Gilbert.

Shelby County, AL 07/19/2023
State of Alabama
Deed Tax: \$20.00



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IN WITNESS WHEREOF, we, the undersigned Grantors, have hereunto set our hands and seals on the 30th day of June, 2023.

Roy W. Gilbert, Jr.
Roy W. Gilbert, Jr.

Judith L. Gilbert
Judith L. Gilbert

STATE OF ALABAMA)

SHELBY COUNTY)

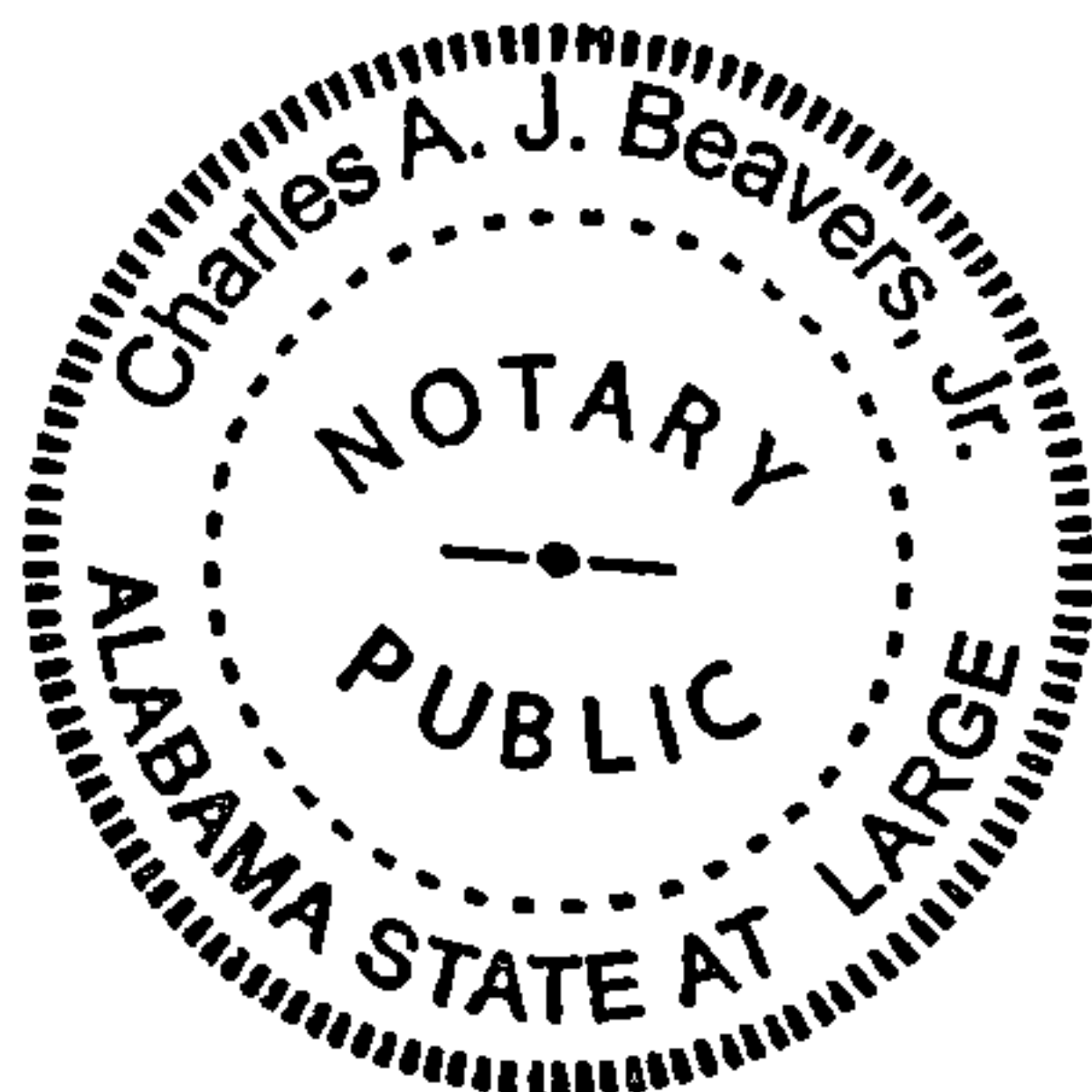
I, the undersigned, a notary public in and for said county in said state, hereby certify that Roy W. Gilbert, Jr. and wife, Judith L. Gilbert, whose names are signed to the foregoing Statutory Warranty Deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal the 30th day of June, 2023.

Charles A. J. Beavers, Jr.
Notary Public

[NOTARIAL SEAL]

My commission expires: May 4, 2025





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EXHIBIT A

LEGAL DESCRIPTION

A part of Lot 1, Roy Gilbert Family Estate Subdivision as recorded in Map Book 51, Page 89 and a parcel of land situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, in Township 18 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 21, thence run North 01 degrees, 33 minutes, 13 seconds East along an assumed bearing and also along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 68.65 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue North 01 degrees 33 minutes 13 seconds East along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 13.69 feet to an iron pin set with SSI cap; thence run North 76 degrees 27 minutes 02 seconds East for a distance of 111.13 feet to an iron pin set with SSI cap; thence run North 76 degrees 48 minutes 20 seconds East for a distance of 147.77 feet to an iron pin set with SSI cap; thence run North 78 degrees 42 minutes 51 seconds East for a distance of 73.05 feet to an iron pin set with SSI cap; thence run North 81 degrees 03 minutes 45 seconds East for a distance of 115.44 feet to an iron pin set with SSI cap; thence run North 58 degrees 17 minutes 34 seconds East for a distance of 17.07 feet to an iron pin set with SSI cap; thence run North 48 degrees 31 minutes 58 seconds East for a distance of 23.07 feet to an iron pin set with SSI cap; thence run North 29 degrees 23 minutes 53 seconds East for a distance of 53.99 feet to an iron pin set with SSI cap; thence run South 11 degrees 14 minutes 29 seconds West for a distance of 41.04 feet to an iron pin set with SSI cap; thence run South 20 degrees 46 minutes 32 seconds West for a distance of 64.49 feet to an iron pin set with SSI cap; thence run South 54 degrees 43 minutes 47 seconds West for a distance of 43.63 feet to an iron pin set with SSI cap; thence run South 63 degrees 40 minutes 10 seconds West for a distance of 59.13 feet to an iron pin set with SSI cap; thence run South 78 degrees 46 minutes 10 seconds West for a distance of 66.85 feet to an iron pin set with SSI cap; thence run South 87 degrees 47 minutes 48 seconds West for a distance of 311.43 feet to the Point of Beginning.



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EXHIBIT B

1. Ad valorem taxes for the tax year 2023 and subsequent years, not yet due and payable.
2. Title to all minerals within and underlying the premises which have previously been severed from the surface, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages; it being the intention that Grantors hereby convey to Grantee such title as Grantors have in the mineral, mining and other subsurface interests, if any, without warranty.
3. Easements, restrictions, reservations, rights-of-way, covenants, and other matters of record.
4. All matters which would be revealed by an accurate survey or physical inspection of the Property.