



20231027000316820 1/6 \$66.00  
Shelby Cnty Judge of Probate, AL  
10/27/2023 11:04:07 AM FILED/CERT

This Instrument prepared by:  
Lindsey Eastwood  
2001 Park Place, Suite 875  
Birmingham, AL 35203  
Instrument #: 2006031000114130

Mail Tax Notice to:  
Larry Gardner  
1422 13<sup>th</sup> Avenue  
Bessemer, AL 35020

**Preparer makes no warranty of title or accuracy of legal description in the property described herein.**

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**WARRANTY DEED\***

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**STATE OF ALABAMA  
SHELBY COUNTY**

In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor/s have paid by to the Grantee/s herein, the receipt of which is acknowledged, we, **JONATHAN R. GARDNER**, a married man; **JOHN A. GRIMES**, a married man; and **SCOTT A. GARDNER**, a single man (herein referred to as Grantors), do grant, bargain, sell, and convey unto **LARRY GARDNER**, a single man (herein referred to as Grantee), together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**All that part of the Northeast Quarter of the Northeast Quarter of Section 7, Township 21, Range 2 East of the Huntsville Meridian, Shelby County, Alabama, more particularly described as follows: Beginning at a point which is North 447.08 feet and East 50.14 feet from the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 7; thence from the true point of the beginning North 78 degrees 12 minutes east 100.00 feet; thence 200.00 feet; thence North 11 degrees 48 minutes West 100.00 feet to the point of the beginning. Situated in Shelby County Alabama.**

**There is also conveyed to the Grantee, his heirs, successors, and assigns the right to use the present boat launching site of the Grantor on Lay Lake for the purpose of launching boats for private use, together with the right to fish from the bank of Lay Lake on the property now owned by the Grantor.**

**Surface rights only.**

Description furnished by Grantors.

**Subject to easements, rights of way of record, and taxes for current and subsequent years.**

**Property Address: 330 Valentine Circle  
Wilsonville, AL 35186**

**Parcel Number: 19-3-07-1-001-016.000**

Shelby County, AL 10/27/2023  
State of Alabama  
Deed Tax:\$28.00



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**THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:**

Any and all easements, building lines, rights-of-way, reservations and restrictive covenants, liens, mortgages, encumbrances, etc. of record applicable to said property in the Office of the Judge of Probate of said County.

**Grantors hereby certify that the above-described property does not constitute their homestead. This property will not constitute the homestead of the Grantee.**

**TOGETHER WITH ALL AND SINGULAR** the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEE**, and to the heirs and assigns of said **GRANTEE**, in fee simple, **FOREVER**.

**AND THE GRANTORS DO HEREBY COVENANT** with the **GRANTEE**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by **GRANTORS**, and that **GRANTORS** will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under **GRANTORS**, but against none other.

*[Signatures to Follow on Subsequent Page(s)]*

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this, the  
11 day of October, 2023



**JONATHAN R. GARDNER**  
6195 North Clubview Circle  
Bessemer, AL 35023



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**STATE OF ALABAMA**  
**JEFFERSON COUNTY**

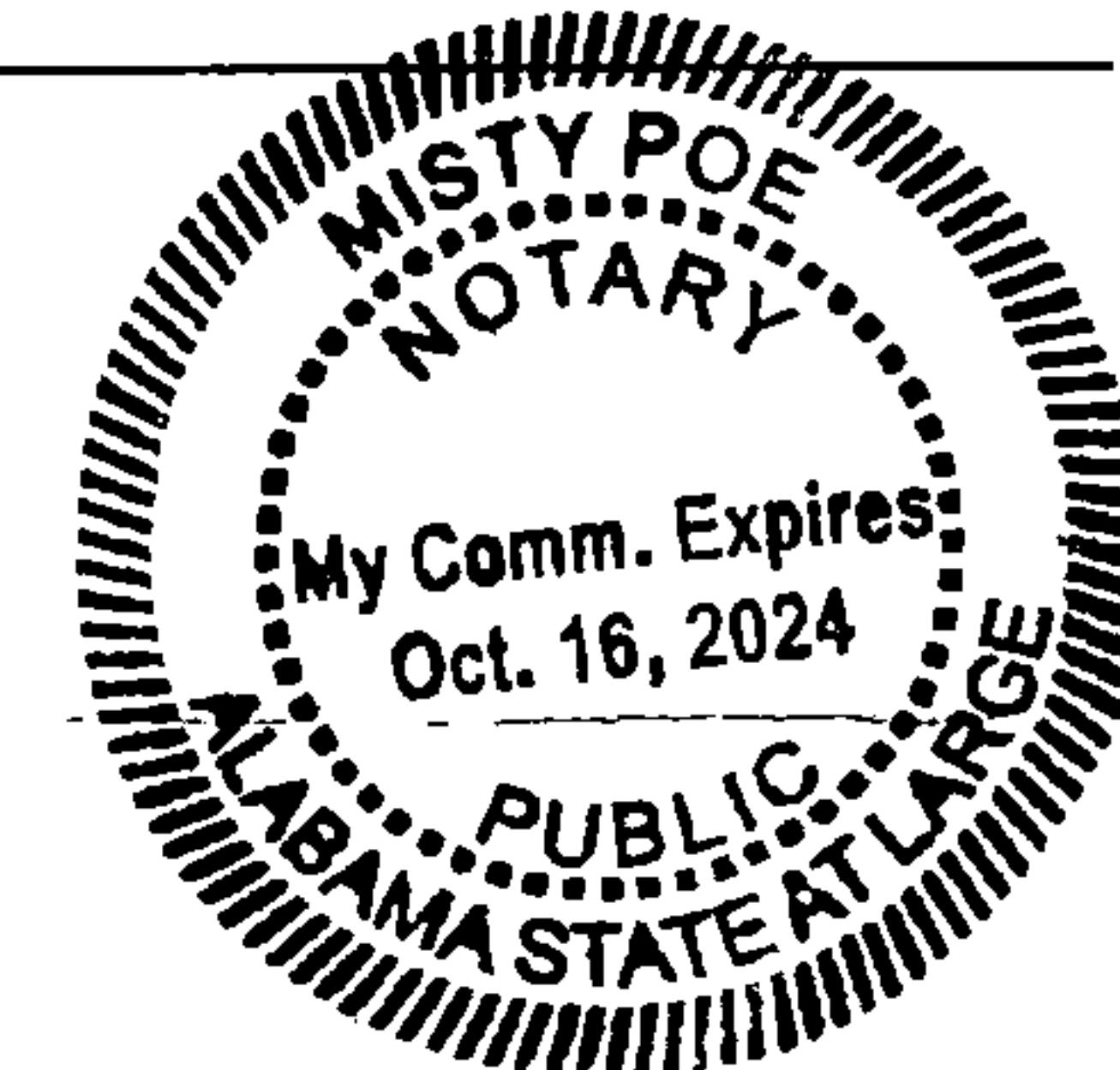
Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **JONATHAN R. GARDNER** ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 11 day of October, 2023.

Misty Poe  
**NOTARY PUBLIC**

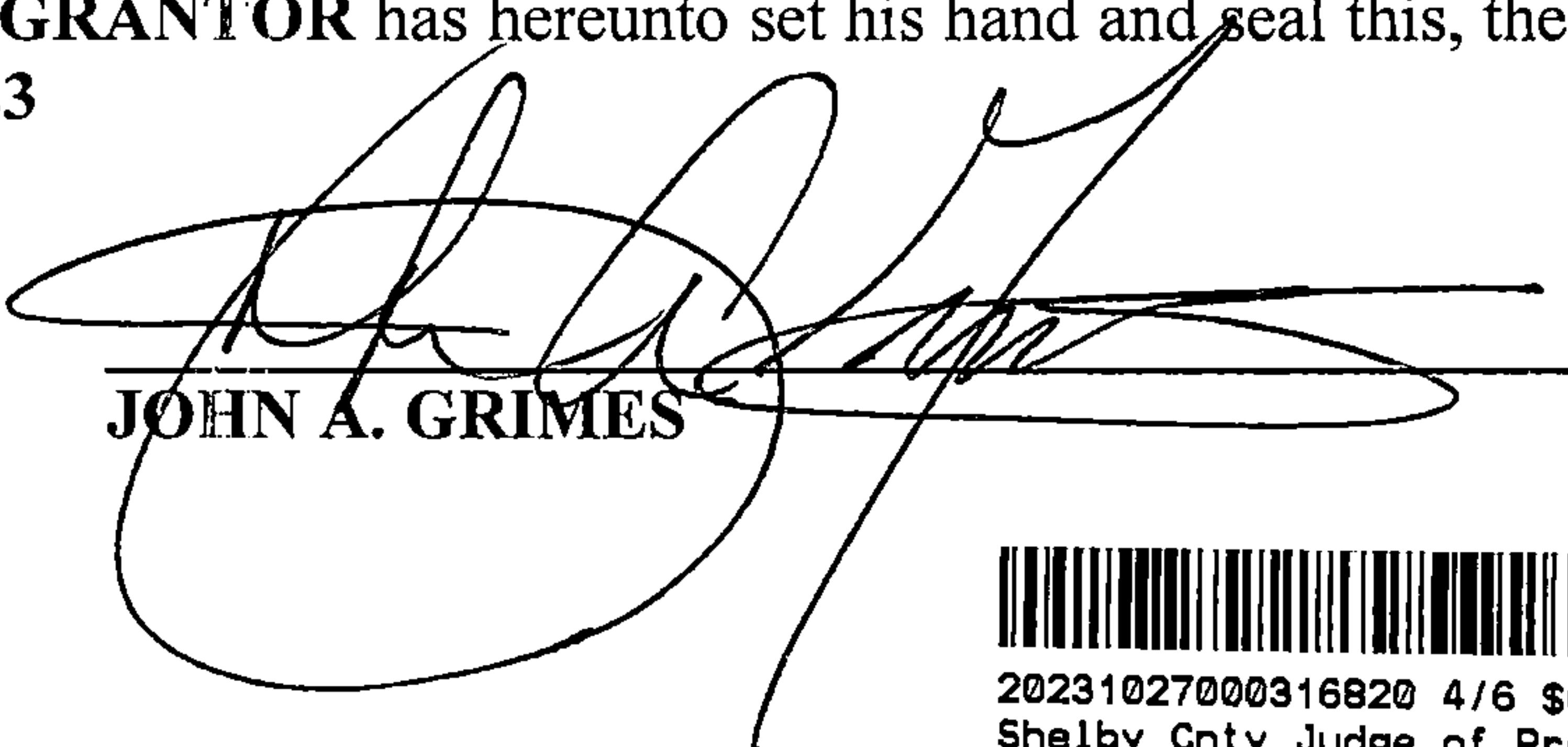
My commission expires:

10/16/2024



**\*NOTE:** The drafter of this instrument represents that she has prepared this instrument at the direction of the parties described herein; that she has prepared it based solely upon the legal description and information provided by the parties; that no title search or survey was performed by the drafter; that the drafter has not examined the title to the above described real property; and that the drafter makes absolutely no representation, warranties or guarantees whatsoever as to the validity of the title or ownership of said real property being conveyed herein.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this, the  
19<sup>th</sup> day of October, 2023



JOHN A. GRIMES



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STATE OF ALABAMA  
JEFFERSON COUNTY

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **JOHN A. GRIMES** ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

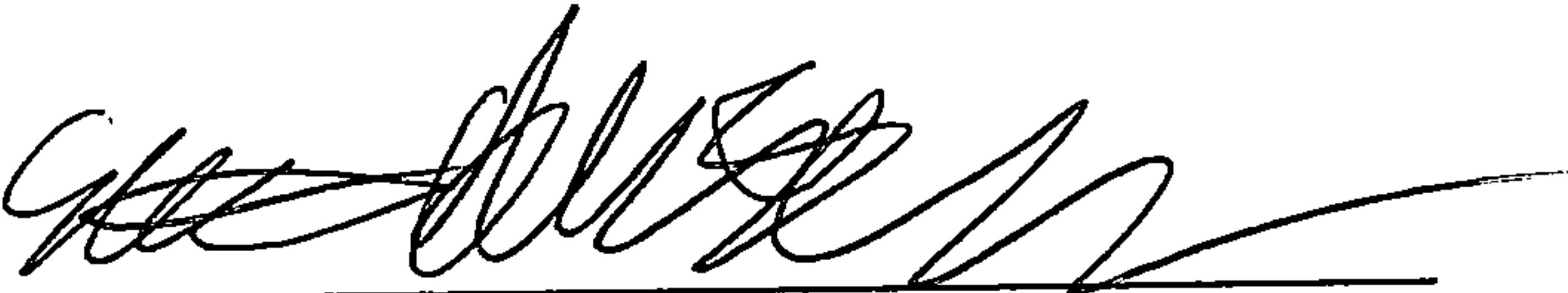
Given under my hand and seal on this 19<sup>th</sup> day of October, 2023.



Michelle Bell  
NOTARY PUBLIC Expires 4-7-2025

My commission expires:

5 IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal this, the  
day of Oct., 2023



SCOTT A. GARDNER

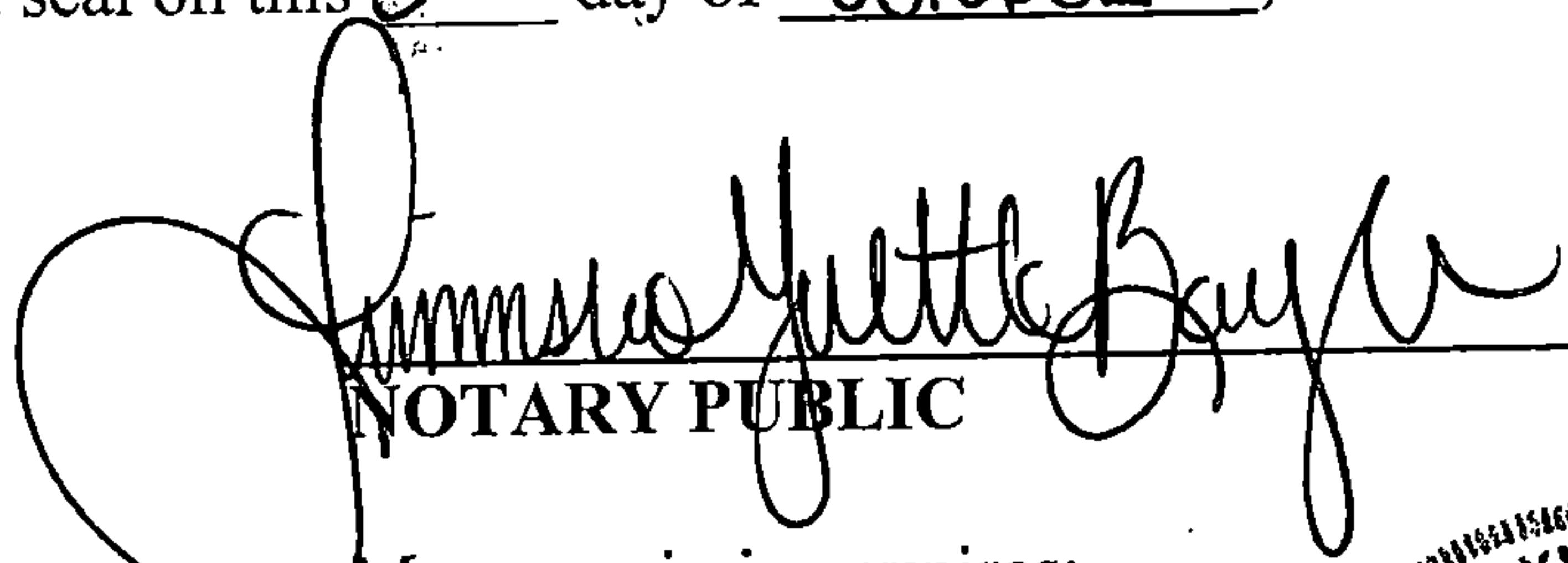


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STATE OF ALABAMA  
JEFFERSON COUNTY

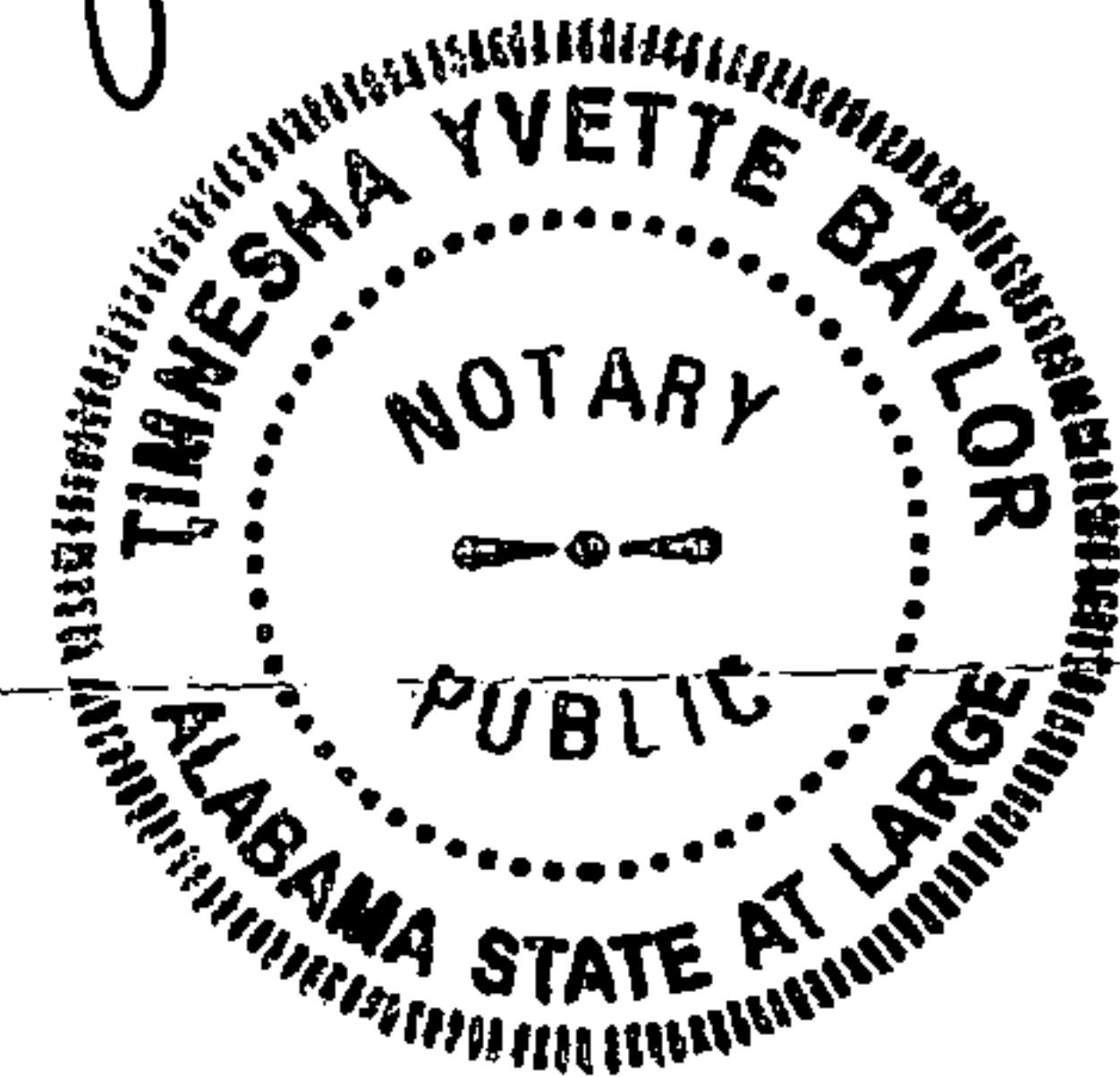
Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **SCOTT A. GARDNER** ("Grantor"), whose name is signed to the foregoing Warranty Deed, and who is known to me, who after by me first being duly sworn on oath did depose and say that being informed of the contents of said instrument, the Grantor executed the same voluntarily on the day the same bears date.

Given under my hand and seal on this 5<sup>th</sup> day of October, 2023.



TAMESHA YVETTE BAYLOR  
NOTARY PUBLIC

My commission expires:



## Real Estate Sales Validation Form

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

Grantor's Name Jonathan R. Gardner, Scott A. Gardner,  
Mailing Address and John A. Grimes  
6195 North Clubview Circle  
Bessemer, AL 35023

Grantee's Name Larry Gardner  
Mailing Address 1422 13th Avenue  
Bessemer, AL 35020

Property Address 330 Valentine Circle  
Wilsonville, AL 35186

Date of Sale 10/24/2023  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$27,610.00

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  
 Sales Contract  
 Closing Statement

Appraisal  
 Other Shelby County Tax Assessor

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, i

Date of Sale - the date on which interest to the property was conveyed.

  
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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 or 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 10/24/2023

Print Lindsey Eastwood

Unattested  
(verified by)

Sign   
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1