

Send Tax Notice to:
Garrett Gamble and Jacqueline
Gamble
524 Olde Towne Ln.
Alabaster, AL 35007

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-1406**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$485,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Robert G. Conn and Melita D. Conn, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

413 Meadowlark Place, Alabaster, AL 35007

by **Garrett Gamble and Jacqueline Gamble (herein referred to as "Grantee," whether one or more)**, whose mailing address is

524 Olde Towne Ln, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **524 Olde Towne Ln, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

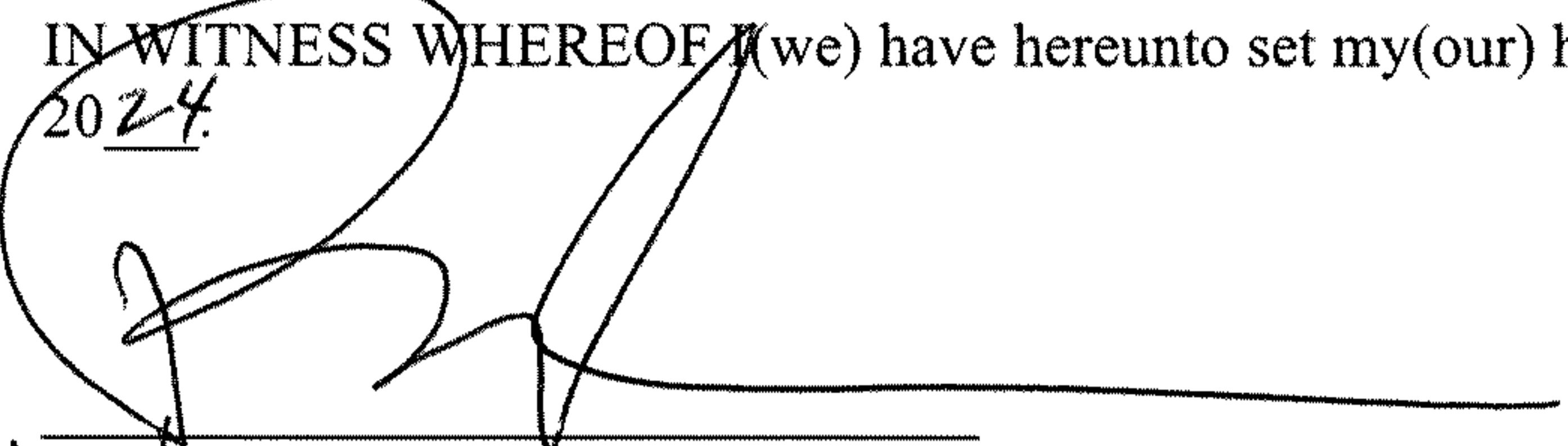
MINING AND MINERAL RIGHTS EXCEPTED.

\$485,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my(our) hand(s) and seal(s), this 05 day of April, 2024.


Robert G. Conn


Melita D. Conn

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert G. Conn and Melita D. Conn whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 05 day of April, 2024.


Notary Public

My Commission Expires: 05/02/2026

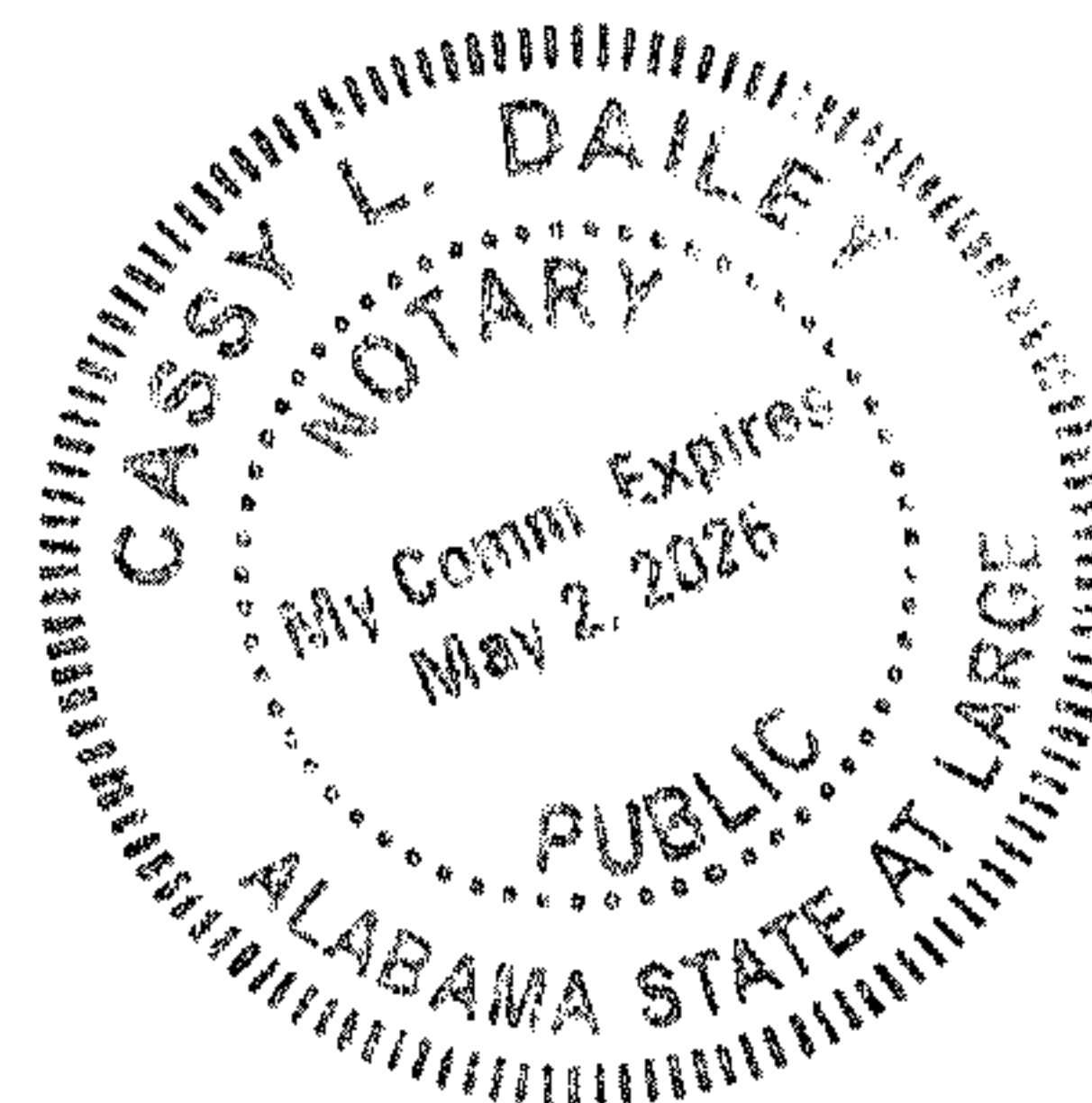


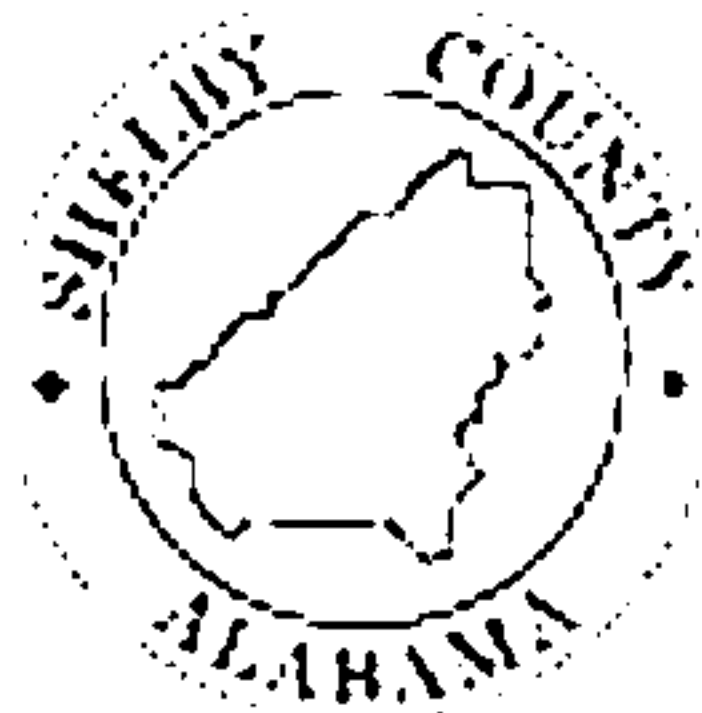
EXHIBIT A

Property 1:

Lot 27, according to the Survey of Olde Towne Forest, 1st Additions, as recorded in Map Book 9, Page 170, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

AND

PARCEL #II: A part of Lot 28, Old Towne Forest, 1st Addition, as recorded in Map book 7, Page 170, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Commence at the Westernmost corner of said Lot 28, also being the Northernmost corner of Lot 27 in said Old Towne Forest 1st Addition; thence run in a southeasterly direction along the Southwest line of said Lot 28 and also the Northeast line of said Lot 27 for a distance of 128.98 feet to an iron pin set at the point of beginning; thence continue along last stated course for a distance of 74.13 feet to an iron pin found at the Southernmost corner of said Lot 28; thence turn an angle to the left of 58°44'00" and run in a Northeasterly direction along the Southeast line of said Lot 28 and also along the Northwest line of Lots 25 and 24 in said Old Towne Forest 1st Addition for a distance of 74.41 feet to an iron pin set; thence turn an angle to the left of 154° 12' 37" and run in a westerly direction for a distance of 89.58 feet to an iron pin set; thence turn an angle to the right of 11° 19' 41" and run in a northwesterly direction for a distance of 40.42 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2024 03:44:20 PM
\$29.00 CHARITY
20240424000119890

Allen S. Bayl