

Send tax notice to:
Mr. And Mrs. Jack Russell Gurley, Jr.
P. O. Box 382453
Birmingham, Alabama 35238

This Instrument Prepared By:
Kay O. Wilburn, Esq.
Dominick Feld Hyde, P.C.
1130 22nd Street South
Ridge Park, Suite 4000
Birmingham, Alabama 35205

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF DOMINICK FELD HYDE, P.C. BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That in consideration of One Dollar and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Russ Gurley, a married man (hereinafter referred to as "Grantor"), do grant, bargain, sell and convey unto Jack Russell Gurley, Jr. And Katherine Morton Gurley, husband and wife (hereinafter referred to as "Grantees"), as tenants in common with equal rights and interest for the period or term that the Grantees shall both survive, and unto the survivor of the Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees, all of the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

SOURCE OF TITLE: Instrument #20210114000024040

This conveyance is made subject to the following:

1. The lien for ad valorem taxes due in the current year or any subsequent year but not yet payable.
2. Rights of tenant(s) in possession, as tenant(s) only, under any recorded or unrecorded lease(s).

3. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record and not of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

TO HAVE AND TO HOLD to said Grantees, in the manner and interest as set forth and stated herein above, it being the express intention of the Grantors to create a life estate in each of the Grantees herein and a contingent remainder interest conditioned upon the survival of each Grantee by the other.

The Grantor and the Grantee, Russ Gurley who is also known as Jack Russell Gurley, Jr., is one and the same person.

The above property does not constitute the homestead of the Grantor.

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 and 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, the Grantor has hereunto set his hand and seal on

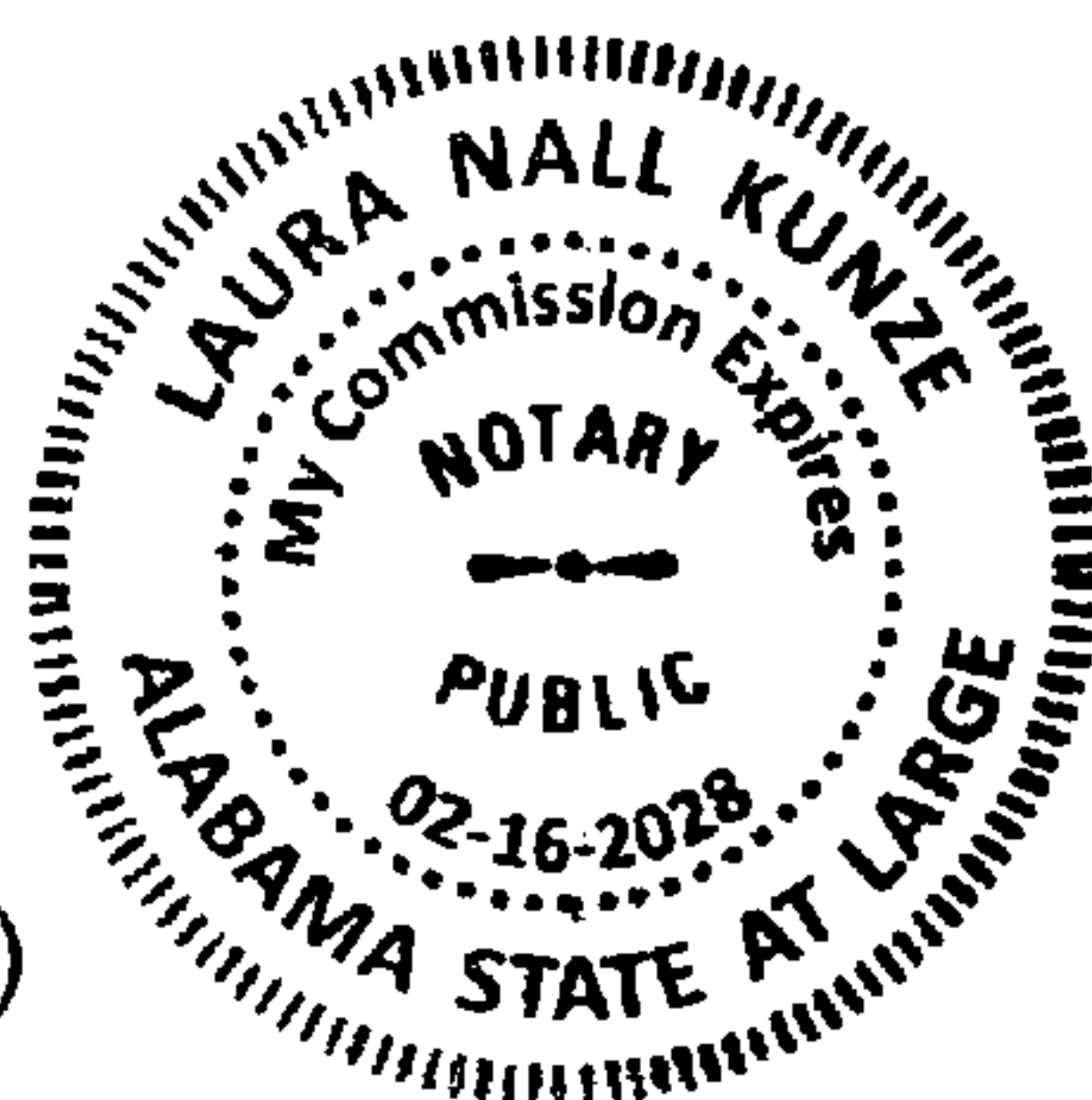
June 4, 2024

Russ Gurley
Russ Gurley

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that Russ Gurley, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand on

June 4, 2024



(NOTARY SEAL)

Laura N. Kunze
Notary Public

Laura N. Kunze
Printed Name

My Commission Expires: 02/16/2028

Exhibit "A"

Attached Legal Description

A Lot known as common area set forth in a Resurvey of Lots 2 and 10 and Common Area Lake Providence as recorded in Map Book 36, Page 76 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Lot No. 1 of the Lake Providence Subdivision as shown by map of said subdivision on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 24 at Page 73, said point being the point of beginning. From this beginning point proceed North $38^{\circ}15'09''$ West for a distance of 419.31 feet; thence proceed South $88^{\circ}41'45''$ East for a distance of 1098.75 feet; thence proceed South $00^{\circ}00'$ West for a distance of 422.45 feet to a point on the Northerly right-of-way of Shelby county Highway 41; thence proceed South $65^{\circ}30'39''$ West along the Northerly right-of-way of said highway for a distance of 142.60 feet to the Southeast corner of said Lot No. 1 of said subdivision; thence proceed North $28^{\circ}41'52''$ West for a distance of 415.01 feet; thence proceed South $69^{\circ}54'58''$ West for a distance of 554.02 feet to the point of beginning.

Subject to: all easements, restrictions, reservations and rights of way of record.

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

Grantor's Name Russ Gurley
Mailing Address P.O. Box 382453
Birmingham, AL 35238

Grantee's Name Jack Russell Gurley, Jr. & Katherine Morton Gurley
Mailing Address P.O. Box 382453
Birmingham, AL 35238

Property Address
6.23 acres in Lake Providence S/D
Leeds, AL 35094
#04-3-08-0-000-004.004

Date of Sale _____
Total Purchase Price \$ _____
 or
Actual Value \$ _____
 or
Assessor's Market Value \$ 35,830 for one-half (1/2 value)

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 ☐ Appraisal
☐ Sales Contract ☐ Other _____
☐ 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 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 6/4/24

Print Russ Gurley

Sign [Signature]

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/05/2024 11:16:28 AM
 \$67.00 BRITTANI
 20240605000167210

Allen S. Bayl

