



20240715000215380 1/6 \$1098.00
Shelby Cnty Judge of Probate, AL
07/15/2024 03:21:26 PM FILED/CERT

This document prepared by:
Dorothy Donaldson, Esq.
Dentons Sirote PC
2311 Highland Avenue South
Birmingham, Alabama 35205

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND
WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notice to:
Matthew B. Gordon, Jr.
P.O. Box 619
Columbiana, Alabama 35051

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the Grantor herein, the receipt and sufficiency of which are hereby acknowledged, and as a gift from the Grantor to the Grantee herein, the undersigned

JANICE O. GORDON, an unmarried woman
whose mailing address is **P.O. Box 392, Columbiana, AL 35051**

(herein referred to as "**Grantor**"), does by these presents **GRANT, BARGAIN, SELL AND CONVEY**
unto

MATTHEW B. GORDON, JR., a married man
whose mailing address is **P.O. Box 619, Columbiana, Alabama 35051**

(herein referred to as "**Grantee**"), the following described real property situated in Shelby County, Alabama (the "**Property**" the Property being rural land located off of Highway 13 in Shelby County, Alabama, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR
LEGAL DESCRIPTION OF THE PROPERTY.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements and appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said Property.



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This conveyance is made subject to the following:

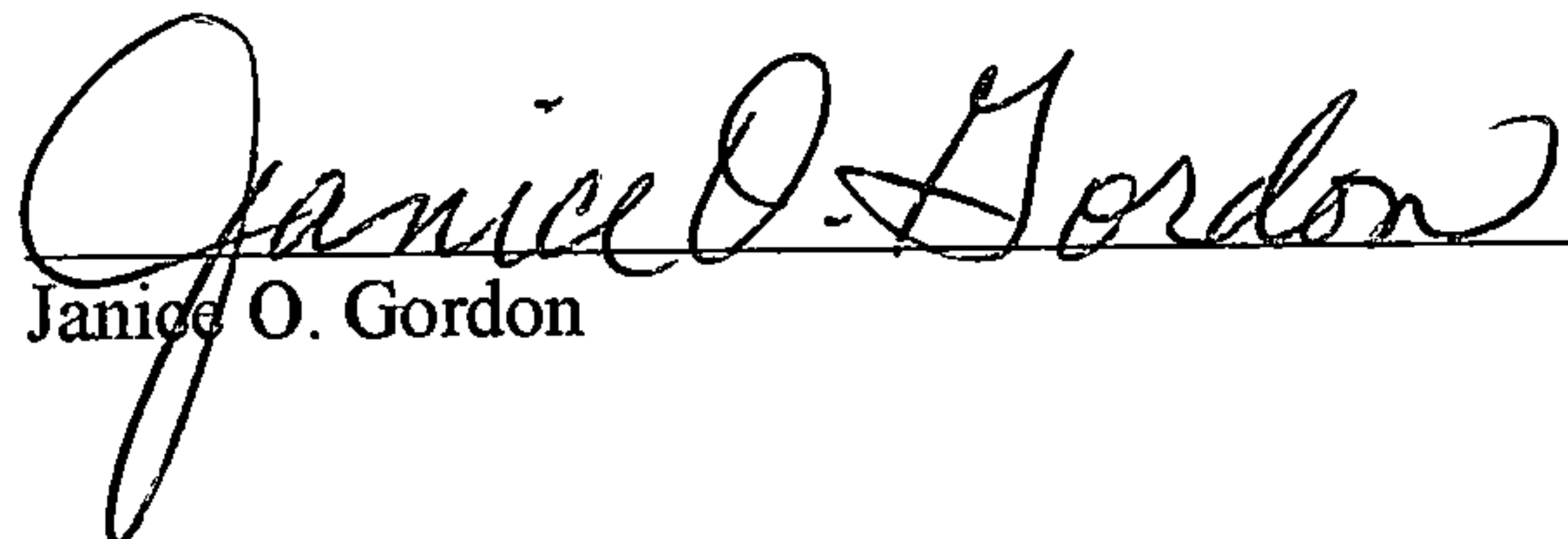
1. Taxes and assessments for the current and subsequent years not yet due and payable;
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by any Grantor); all recorded mortgages, if any, all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities, flood easements, flood zones, and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases, if any, affecting any of the Property; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of any of the Property.

TO HAVE AND TO HOLD unto the said Grantee and Grantee's heirs and assigns, in fee simple forever. Grantor hereby covenants and agrees with Grantee and Grantee's heirs and assigns that Grantor and Grantor's heirs and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

NOTE: The Property hereby conveyed is **NOT** the homestead of the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal this 15th day of July, 2024.

GRANTOR:



 Janice O. Gordon

STATE OF ALABAMA)
 :
 COUNTY OF _____)

I, the undersigned authority, a Notary Public in and for said county in said state, hereby certify that Janice O. Gordon, 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 said conveyance, she executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal, this 15 day of July, 2024.

[SEAL]


 Notary Public
 My Commission Expires: 4-4-27



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EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

T78B

a tract of land, **MINERAL AND MINING RIGHTS EXCEPTED**, situated in the South half of North-West quarter, East half of South-West quarter and the West half of South-East quarter of Section 7, Township 21 South, Range 4 West of the Huntsville Principal Meridian, Shelby County, Alabama, said tract being shown on map marked 22-282 LD, attached hereto and made a part hereof and being more particularly described as follows, to wit:

Begin at the northwest corner of the South half of North-West quarter of Section 7, Township 21 South, Range 4 West; thence in a southerly direction along the west boundary of said half-quarter section, 1,329.44 feet to the southwest corner thereof; thence turning an angle of 89 degrees 09 minutes 26 seconds to the left in an easterly direction along the south boundary of said half-quarter section, 1,328.36 feet to the northwest corner of the East half of South-West quarter of said Section 7; thence turning an angle of 89 degrees 04 minutes 26 seconds to the right in a southerly direction along the west boundary of said half-quarter section, 1,653.73 feet to the point of intersection with the center line of a right of way for a public road conveyed by U.S. Steel Corporation to Shelby County, Alabama (Shelby County Road 13); thence turning an angle of 81 degrees 43 minutes 34 seconds to the left in a southeasterly direction along said center line, 1,093.71 feet to the point of beginning of a curve to the left, said curve having a radius of 1,909.70 feet and being subtended by a central angle of 48 degrees 29 minutes 30 seconds; thence in a southeasterly, thence easterly, thence northeasterly direction along the arc of said curve and along said center line, 1,616.25 feet to the end of said curve; thence in a northeasterly direction along a straight line tangent to said curve and along said center line, 92.45 feet to a point on the east boundary of the West half of South-East quarter of said Section 7; thence in a northerly direction along said east boundary, 1,276.83 feet to the northeast corner of said half-quarter section; thence turning an angle of 88 degrees 52 minutes 24 seconds to the left in a westerly direction along the north boundary of said half-quarter section, 1,328.36 feet to the northwest corner thereof, said northwest corner also being the southeast corner of the South half of North-West quarter of said Section 7; thence turning an angle of 88 degrees 59 minutes 17 seconds to the right in a northerly direction along the east boundary of said half-quarter section, 1,326.56 feet to the northeast corner thereof; thence in a westerly direction along the north boundary of said half-quarter section, 2,652.85 feet to the point of beginning.

RESERVING AND EXCEPTING from the above subject conveyance, a non-exclusive easement in favor of USX Corporation, a Delaware corporation, and its successors and assigns (hereinafter collectively referred to as "USX") for road purposes thirty (30) feet in width from Point "A" to Point "B" as shown on said attached map marked 22-282 LD for the purpose of providing access to a forty (40) acre tract of land owned by USX in the Northeast quarter of the Southwest quarter



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of Section 6, Township 21 South, Range 4 West of the Huntsville Principal Meridian
in Shelby County, Alabama.

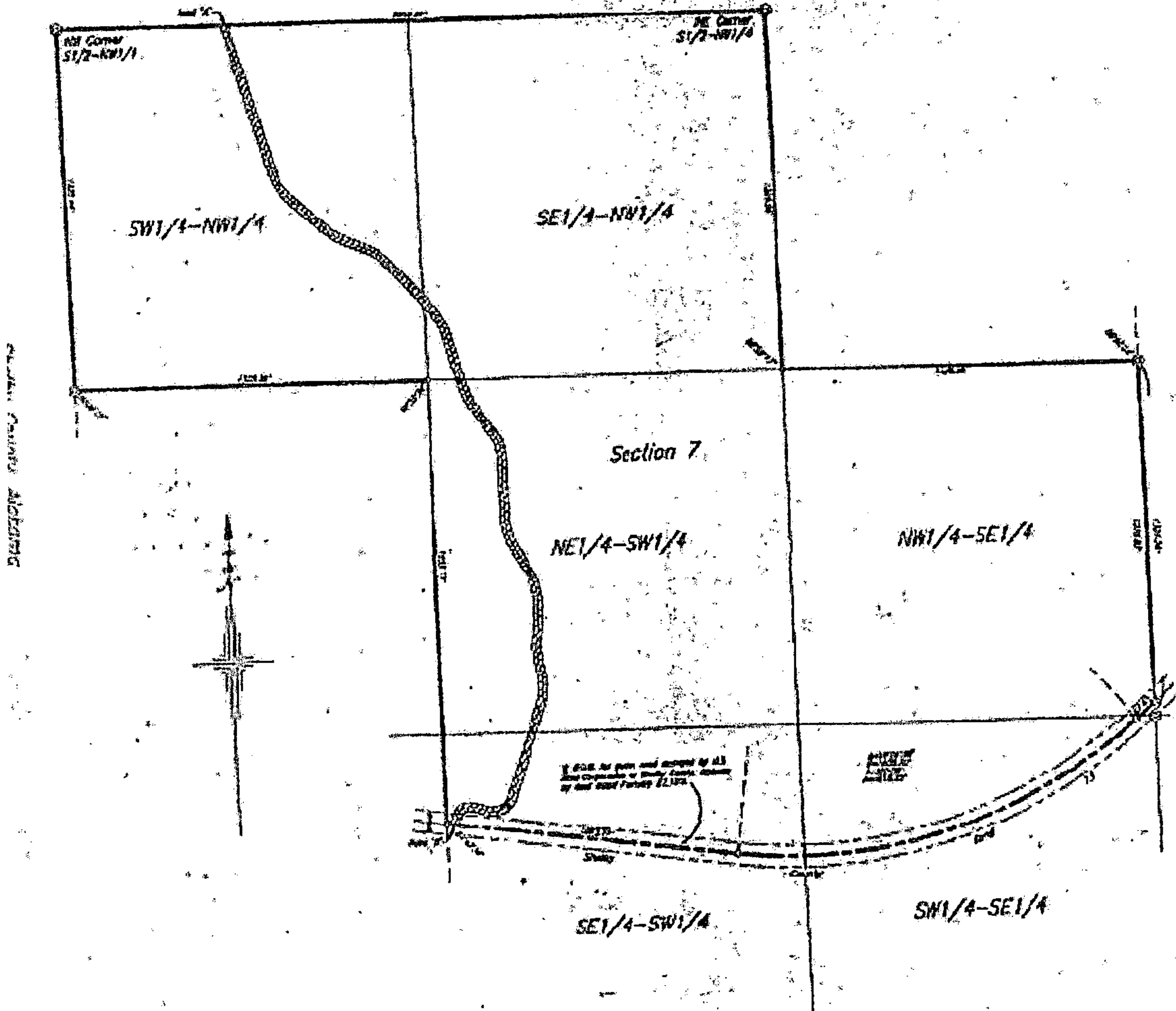
FURTHER RESERVING AND EXCEPTING, however, from this conveyance all
of the coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural gas, coalbed
methane gas, gob gas, limestone, and all other minerals and non-mineral substances
in and under said land, including water associated with the production of coalbed
methane gas, together with the right to explore for, to drill for, to mine, to produce
and to remove said coal, iron ore, gas, oil, methane, hydrocarbons, occluded natural
gas, coalbed methane gas, gob gas, limestone, and all other minerals and non-mineral
substances in and under said land, including water associated with the production of
coalbed methane gas, without using the surface of said land; and also the right to
transport through said land coal, iron ore, gas, oil, methane, hydrocarbons, occluded
natural gas, coalbed methane gas, gob gas, limestone, and all other minerals and non-
mineral substances from adjoining or other land without using the surface of the land
hereby conveyed.



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pt. T-78

USX Corporation
Resource Management
Southern Lands & Minerals
Scale: 1" = 300' December, 1995



Land, Minerals and Mining Rights conveyed by USX Corporation to Dot Mountain Energy Corporation by deed hereto attached.
Non-Exclusive easement for road purposes, 30.00' in width, reserved by USX Corporation by deed hereto attached.

22-262 LD

M. Brian Gordon, Sr.
P. O. Box 392
Columbianna, Alabama 35051

Real Estate Sales Validation Form

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

Grantor's Name Janice O. Gordon
Mailing Address P.O. Box 392
Columbiana,
Alabama 35051

Grantee's Name Matthew B. Gordon, Jr
Mailing Address P.O. Box 619
Columbiana
Alabama 35051

Property Address Legal attached
Shelby Co. Hwy 13
Helena, AL 35880

Date of Sale 07/15/2024
Total Purchase Price \$ _____
or
Actual Value \$ 1,060,900
or
Assessor's Market 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
☐ Sales Contract
☐ Closing Statement
☒ Appraisal
☐ Other

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 07/15/2024

Print Janice O. Gordon

Sign Janice O. Gordon

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1