

THIS INSTRUMENT WAS PREPARED BY:

Thomas G. Owings
Owings Law Firm, LLC
1186 University Way, Suite D
Brent, AL 35034
(205)926-7790

SEND TAX NOTICE TO:

Brandon Michael Yopp &
Bethany Busenlehner Yopp
818 Hwy 93
Helena, AL 35080

RPB Book:2024 Page:6430
I certify this instrument was filed
8/29/2024 10:01:20 AM
Judge of Probate
Stephanie W. Kemmer
Bibb County, AL
3 Page(s)
Total: \$218.00

State of Alabama §

§

Warranty Deed

Bibb & Shelby Counties §

Jointly for Life with Remainder to Survivor

Know All Men By These Presents:

That in consideration of the sum of **Two Hundred Two Thousand One Hundred Eighty and NO/100 (\$202,180.00) Dollars**, and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged **Dale Gamble, a married man, whose address is 624 Deer Run Drive, Centreville, AL 35042**, (herein referred to as the "Grantor", whether one or more), grant, bargain, sell and convey unto **Brandon Michael Yopp and Bethany Busenlehner Yopp, husband and wife, whose address is 818 Hwy 93, Helena, AL 35080**, (herein referred to as the "Grantee", whether one or more), in and to, the following described real estate, situated in and lying within **Bibb and Shelby Counties, Alabama**, to-wit:

Beginning at a capped rebar at a point formed by the intersection of the north line of the SW1/4 of the SW1/4 of Section 12, T24N, R11E, Shelby County, Alabama and the north right-of-way of George Mill Road; thence run southwesterly along said right-of-way on curves of indeterminate radii having chords with the following bearings and distances; S 41°19'32" W, 177.81 feet; S 58°25'31" W, 208.11 feet; S 46°01'33" W, 274.15 feet; S 39°05'51" W, 142.19 feet; S 47°35'41" W, 155.94 feet; S 44°39'07" W, 305.99 feet; S 31°05'02" W, 182.39 feet; S 35°26'40" W, 179.52 feet; S 68°48'37" W, 213.37 feet; S 79°00'29" W, 302.88 feet; S 83°33'42" W, 236.42 feet; S 77°57'30" W, 173.21 feet to a capped rebar; thence in a southwesterly direction along said north right-of-way for 50 feet, more or less, to a point in the center of Mayberry Creek; thence run in a northerly direction along the centerline meanderings of Mayberry Creek for 1509 feet, more or less, to a point on the north line of the S1/2 of the SE1/4 of Section 11, T24N, R11E; thence run N 88°31'36" E for 135 feet, more or less, along said north line to a rock pile at the northwest corner of the SE1/4 of the SE1/4 of said Section 11; thence continue N 88°31'36" E for 2051.22 feet along said north line of the S1/2 of the SE1/4 of Section 11 and the north line of said SW1/4 of the SW1/4 of Section 12 to the Point of Beginning. Said described property contains 45.95 acres, more or less, and lies partly in the S1/2 of the SE1/4 of Section 11, T24N, R11E, Bibb County, Alabama and partly in the SW1/4 of the SW1/4 of Section 12, T24N, R11E, Shelby County, Alabama.

THIS BEING THE SURVEYED LEGAL DESCRIPTION IN ACCORDANCE WITH THE SURVEY DATED 08/13/2024 PREPARED BY LONNIE J. AUTERY, PROFESSIONAL LAND SURVEYOR, REG NO. 26279 (SEE Survey Plat attached hereto as EXHIBIT "A").

SOURCE OF TITLE: RPB Book 271 Page 692 (Bibb Conty) and Instrument #201220907000338960 (Shelby County)

The Property conveyed is not the homestead of the Grantor or his spouse.

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Bibb County Alabama, together with all and singular the

tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantors, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD unto said Grantee, as joint tenants, with right of survivorship, their heirs, successors, and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall pass to the surviving Grantee.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that said premises 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 will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of August, 2024.



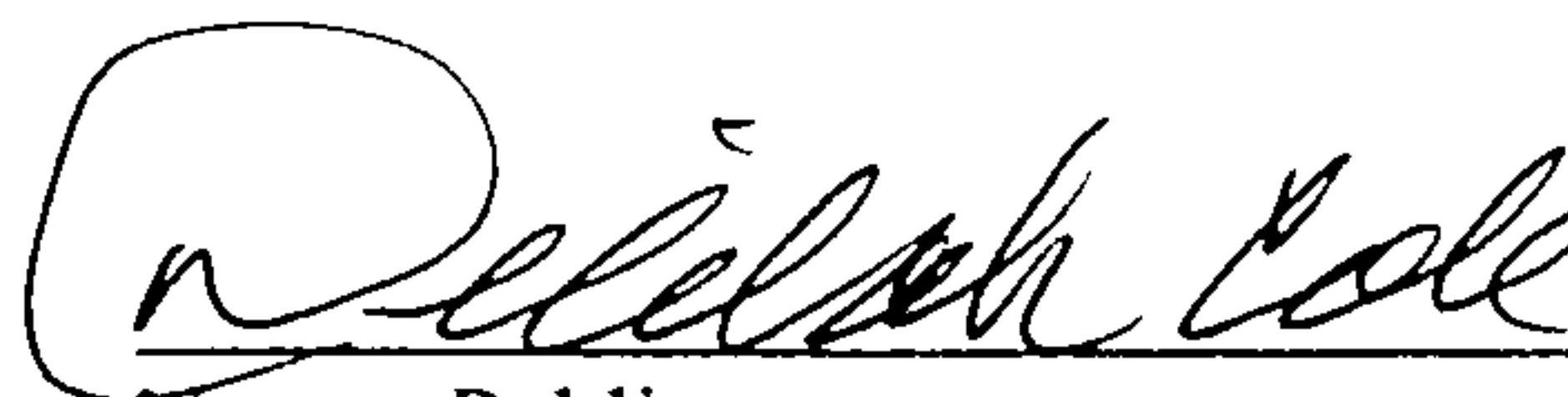
DALE GAMBLE (SEAL)

STATE OF ALABAMA §
 §
COUNTY OF BIBB §

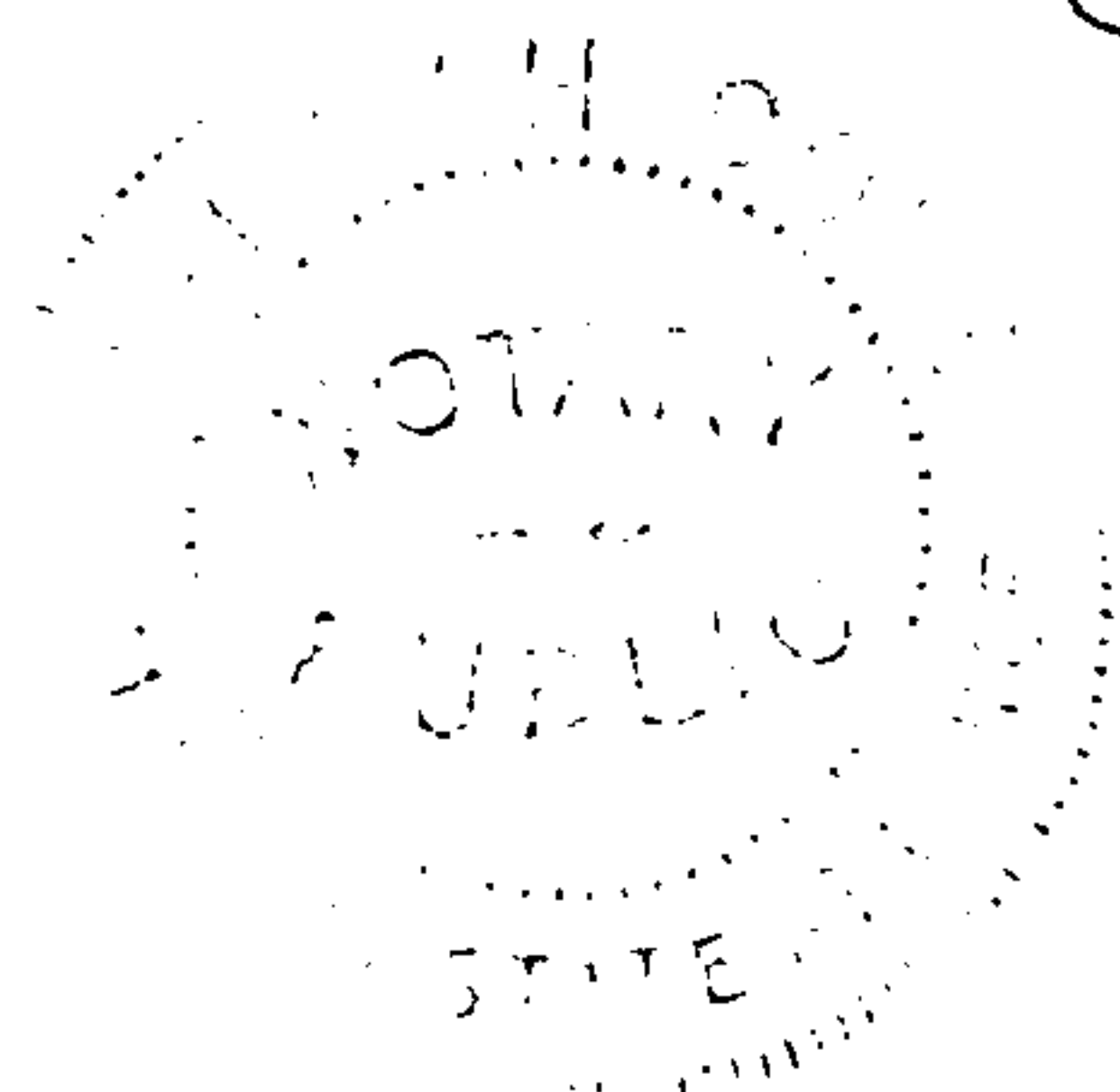
GENERAL ACKNOWLEDGMENT

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Dale Gamble, whose name is signed to the foregoing conveyance, and being 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 and official seal this 29th day of August, 2024.

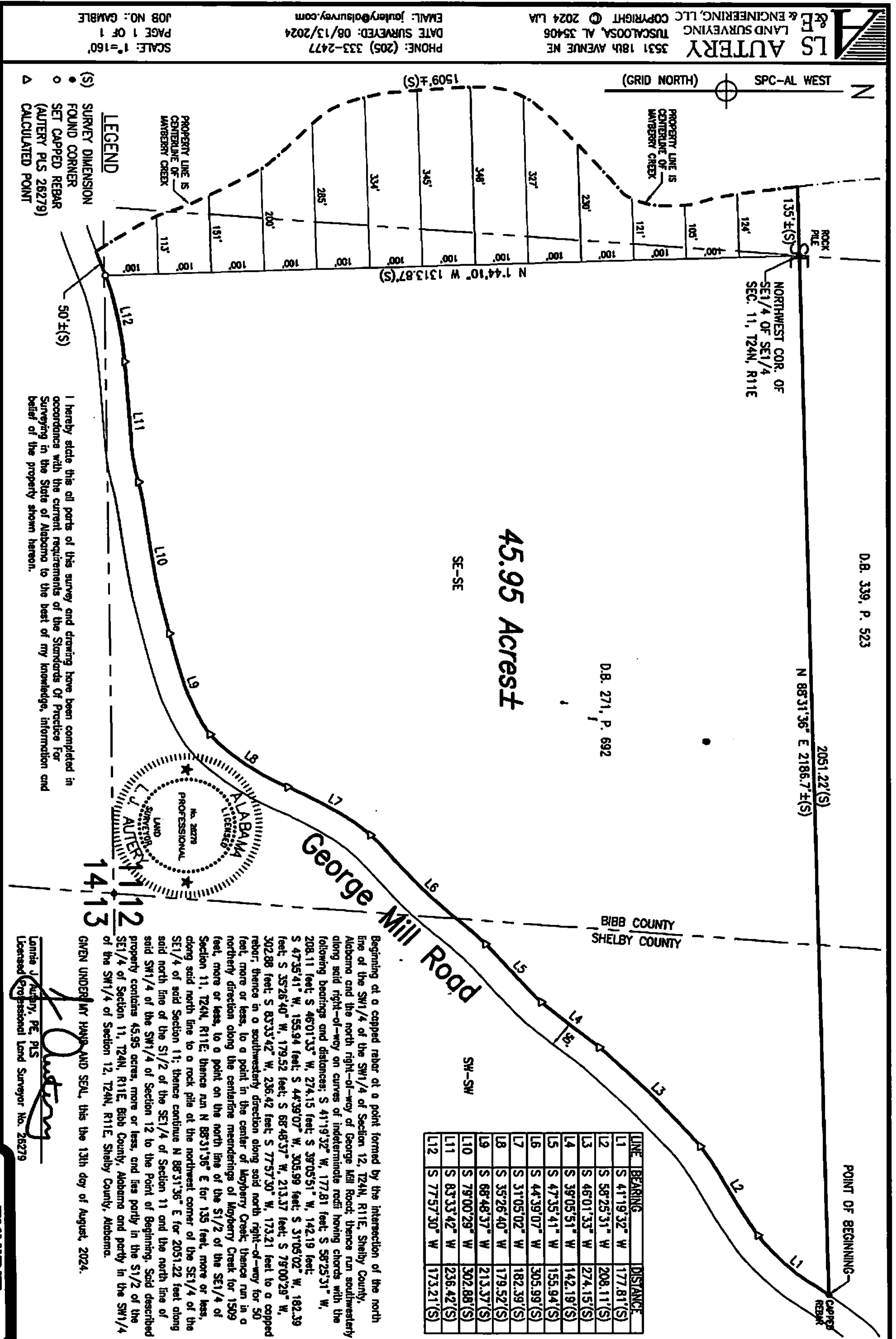


Notary Public
My Commission Expires: 1/19/2027



LS AUTERY & ENGINEERING, LLC
 3531 18th AVENUE NE
 TUSCALOOSA, AL 35406
 PHONE: (205) 333-2477
 DATE SURVEYED: 08/13/2024
 EMAIL: jautery@lsurvey.com

SCALE: 1"=160'
 PAGE 1 OF 1
 JOB NO.: GAMBLE



LEGEND

- (S) SURVEY DIMENSION
- FOUND CORNER
- SET CAPPED REBAR (AUTERY PLS 26279)
- △ CALCULATED POINT

I hereby state this all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards Of Practice For Surveying in the State of Alabama to the best of my knowledge, information and belief of the property shown hereon.

Beginning at a capped rebar at a point formed by the intersection of the north line of the SW1/4 of the SW1/4 of Section 12, T24N, R11E, Shelby County, Alabama and the north right-of-way of George Mill Road; thence run southwesterly along said right-of-way on curves of indefinite radii having chords with the following bearings and distances: S 41°19'32" W, 177.81 feet; S 58°25'31" W, 208.11 feet; S 46°01'33" W, 274.15 feet; S 39°05'51" W, 142.19 feet; S 47°35'41" W, 155.94 feet; S 44°39'07" W, 305.99 feet; S 31°05'02" W, 182.39 feet; S 35°26'40" W, 179.52 feet; S 68°48'37" W, 213.37 feet; S 79°00'29" W, 302.88 feet; S 83°33'42" W, 236.42 feet; S 77°57'30" W, 173.21 feet to a capped rebar; thence in a southwesterly direction along said north right-of-way for 50 feet, more or less, to a point in the center of Meyberry Creek; thence run in a northerly direction along the centerline meanderings of Meyberry Creek for 1509 feet, more or less, to a point on the north line of the S1/2 of the SE1/4 of Section 11, T24N, R11E; thence run N 88°31'36" E for 135 feet, more or less, along said north line to a rock pile at the northwest corner of the SE1/4 of the SE1/4 of said Section 11; thence continue N 88°31'36" E for 2051.22 feet along said north line of the SW1/4 of Section 11 and the north line of said SW1/4 of the SW1/4 of Section 12 to the Point of Beginning. Said described property contains 45.95 acres, more or less, and lies partly in the S1/2 of the SE1/4 of Section 11, T24N, R11E, Bibb County, Alabama and partly in the SW1/4 of the SW1/4 of Section 12, T24N, R11E, Shelby County, Alabama.

LONNIE J. AUTERY, P.E., PLS
 Licensed Professional Land Surveyor No. 26279

Lonnie J. Autery

GIVEN UNDER MY HAND AND SEAL, this the 13th day of August, 2024.

EXHIBIT

"A"



TAMEY BRISCOE
CHIEF CLERK

BIBB COUNTY PROBATE

8 COURT SQUARE W., SUITE A • CENTREVILLE, AL 35042 • 205.926.3104

STEPHANIE W. KEMMER
JUDGE OF PROBATE

**Bibb County Certifies The Collection Of The Following Deed Split Tax
Amounts
On Behalf Of SHELBY County.**

Remittance check will be forthcoming in next pending distributions.

Total Net \$7.23 For The Deed Recorded In:

Book: Real Property Books

Book# 2024

Page# ESTIMATE

Calculations For Deed Tax

<u>Tax Amt</u>	<u>Comm %</u>	<u>Commission</u>	<u>Split Total</u>	<u>% Split</u>	<u>Total Net</u>
\$202.50	2.50%	\$ 5.06	\$ 7.24	11.00%	\$ 7.23

Bibb
County

August 29 2024

Month, Year
(percentage)

Date
Amount

Total Deed Tax Collected

Bibb 89%	\$	58.57 -
Shelby 11%	\$	7.23 -
	\$	<u>65.80 -</u>

DEED RECORD TAX

Total Collections	\$	202.50		
Less 2 1/2 % Commission	\$	5.06 -	State- 1/2 Net Amount	County- 1/2 Net Amount
Net Amount Due	\$	197.44 -	\$ 131.02	\$ 65.81 -

Total Collections X 65% = State net amount due
(as shown on Summary State Statement Line 7)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2024 10:21:30 AM
\$35.00 JOANN
20240830000271200

(percentage)

Amount

Total Mortgage Tax Collected \$
\$
Bibb \$
\$
\$
\$
\$

Alvin S. Bayl

MORTGAGE RECORD TAX

Total Collections	\$			
Less 5 % Commission	\$		State- 1/2 Net Amount	County- 1/2 Net Amount
Net Amount Due	\$		\$	\$

Total Collections X 63 1/2% = State net Amount Due
(as shown on Summary Statement Line 9)

Both Total Collections & State Net Amounts Due should be shown on Lines 7, 8 & 9 of Summary Statement (Form FRMS 5 - revised 11-97)

This form, is not required by the State, is provided for county use only.

I Stephanie W. Kemmer, Probate Judge of Bibb Co Alabama have collected deed tax in the total of \$ 202.50 on this the 29th day of August 2024. Recorded in Book 2024 and page 6430.

Stephanie W. Kemmer Judge of Probate
Stephanie W. Kemmer