

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Scotty Wayne Armstrong
53403 Hwy 25
Vandiver, AL 35176

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **ONE HUNDRED NINETY ONE THOUSAND AND 00/100 (\$191,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michael Wayne Gilham an unmarried person and Arlena Rena' Gilham an unmarried person** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Scotty Wayne Armstrong** (hereinafter referred to as GRANTEE), his/her heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby County**, State of Alabama, to-wit:

See Attached Exhibit "A"

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

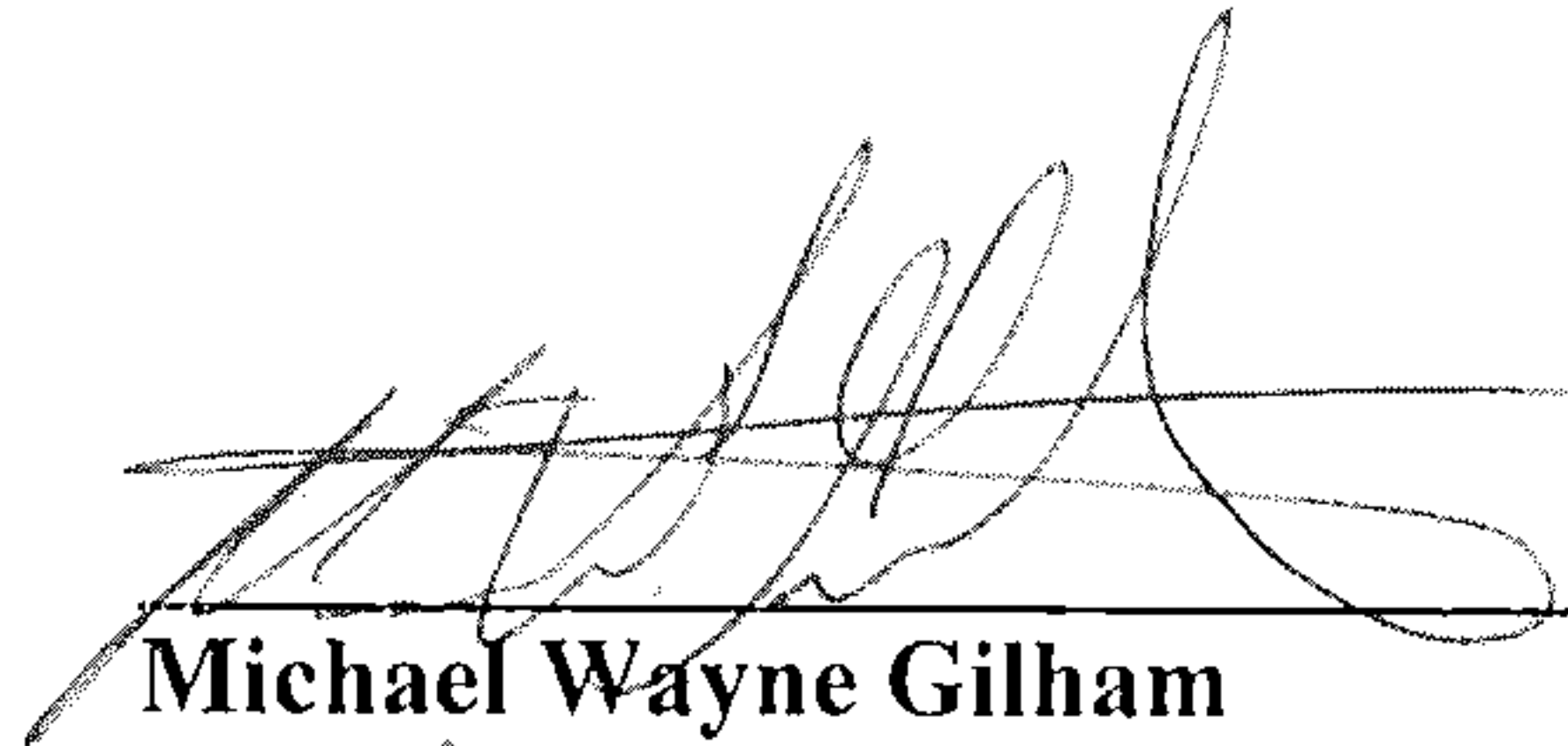
Property Address: **53403 Hwy 25, Vandiver, AL 35176**

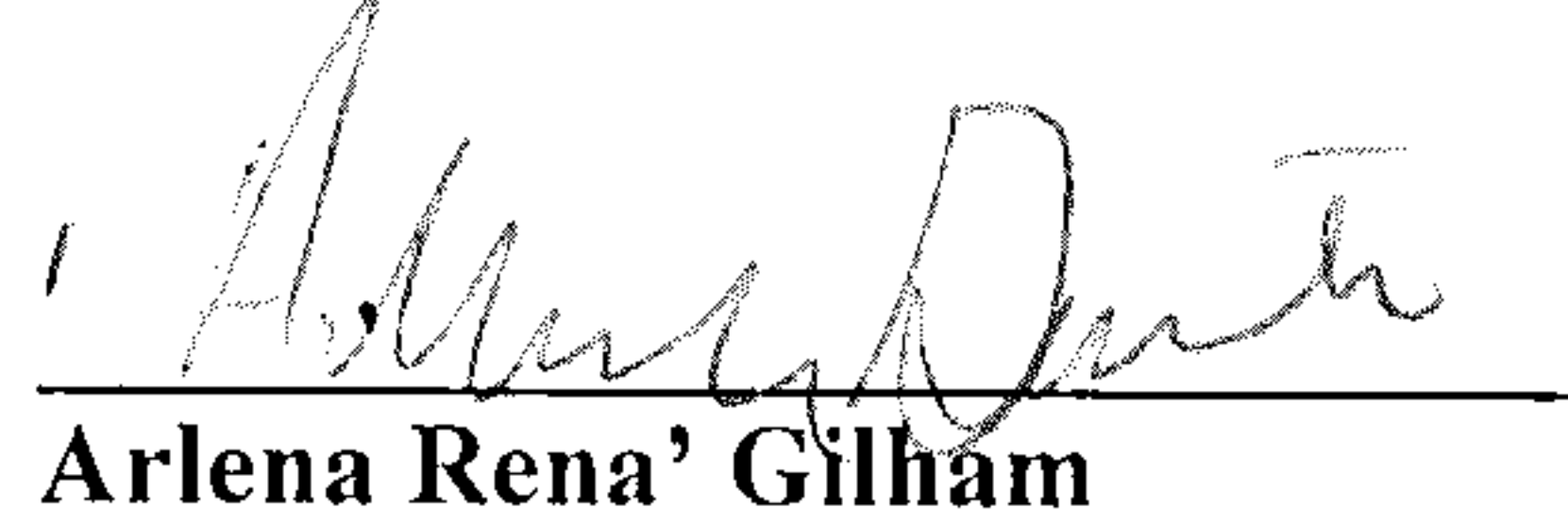
\$191,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his/her heirs and assigns forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this **20th day of September, 2024.**

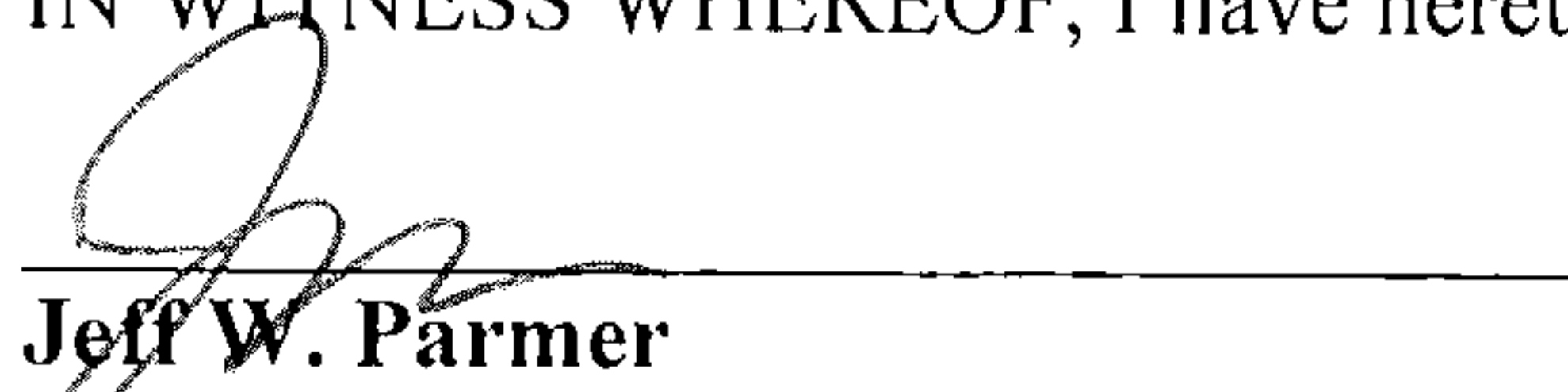

Michael Wayne Gilham


Arlena Rena' Gilham

STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby acknowledge that **Michael Wayne Gilham and Arlena Rena' Gilham** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **20th day of September, 2024.**


Jeff W. Parmer

NOTARY PUBLIC

My Commission Expires: *9-13-2028*

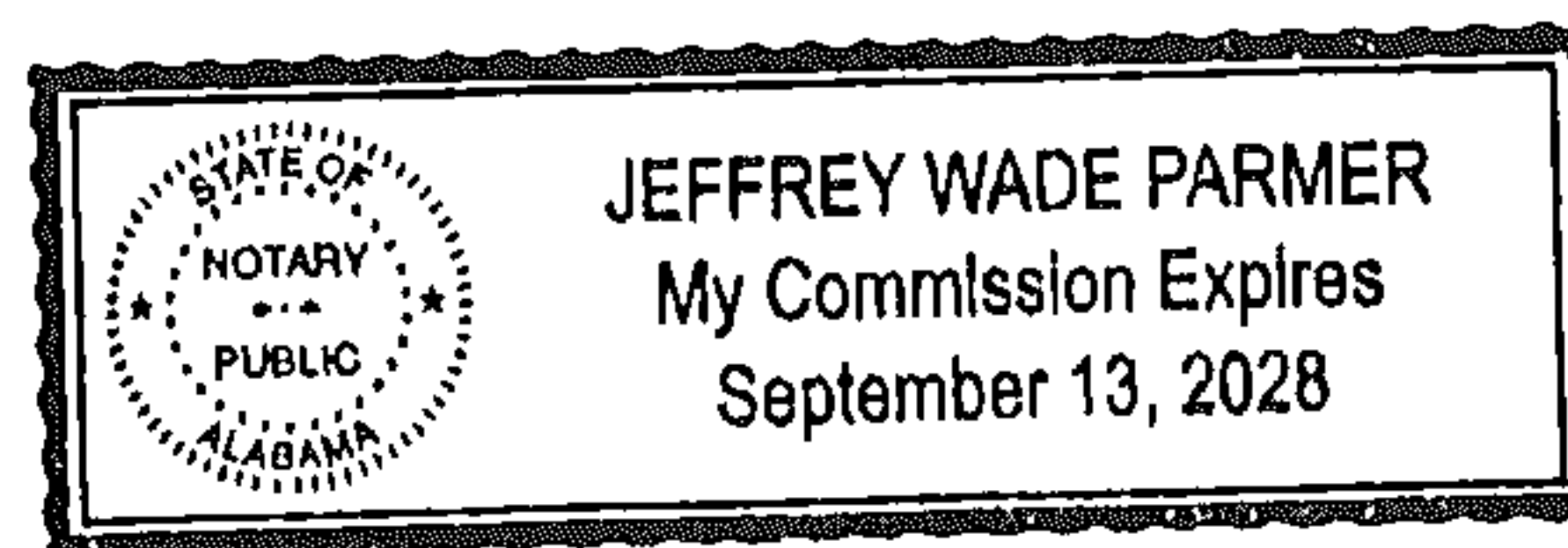


Exhibit A

Legal Description

Parcel 1

From the SW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, township 18 South, Range 1 East, thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 367.0' feet to point of beginning, thence turn right an angle of 44°03' running North Easterly for a distance of 231.95', thence turn left an angle of 12°30' running Northeasterly for a distance of 130.0' feet more or less to the North line of W.L. Andrews property, thence turn left an angle of 122°30'45" running Westerly along the North line of W.L. Andrews property for a distance of 232.0 feet more or less to the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section thence turn left an angle of 89°02'15" running southerly along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 270.0' to point of beginning.

This parcel of property located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 S, Range 1 East, Shelby County, Alabama.

Parcel 2

A part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 section and run thence in a Northerly direction along the Western boundary thereof a distance of 367 feet to a point; thence continue in a Northerly direction along the Western boundary of said 1/4-1/4 section a distance of 270 feet to the Point of Beginning of the property herein described; thence turn to the right an angle of 89 degrees 02-1/4 minutes and run Easterly a distance of 232 feet to a point on the Westerly right of way line of the Leeds-Vandiver Highway; thence run in a Northwesterly direction along the Westerly right of way line of the Leeds-Vandiver Highway to a point where the same intersects the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn to the left and run Southerly along the Western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section to the Point of Beginning.

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

Grantor's Name Michael Wayne Gilham and Arlena Rena' Gilham
 Mailing Address 266 Forest Lakes Drive
Sterrett, AL 35147

Grantee's Name Scotty Wayne Armstrong
 Mailing Address 53403 Hwy 25
Vandiver, AL 35176

Property Address 53403 Hwy 25
Vandiver, AL 35176

Date of Sale 09/20/2024
 Total Purchase Price \$191,000.00

or
 Actual Value \$

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

☐ 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 09/20/2024

Print Jeff W. Parmer

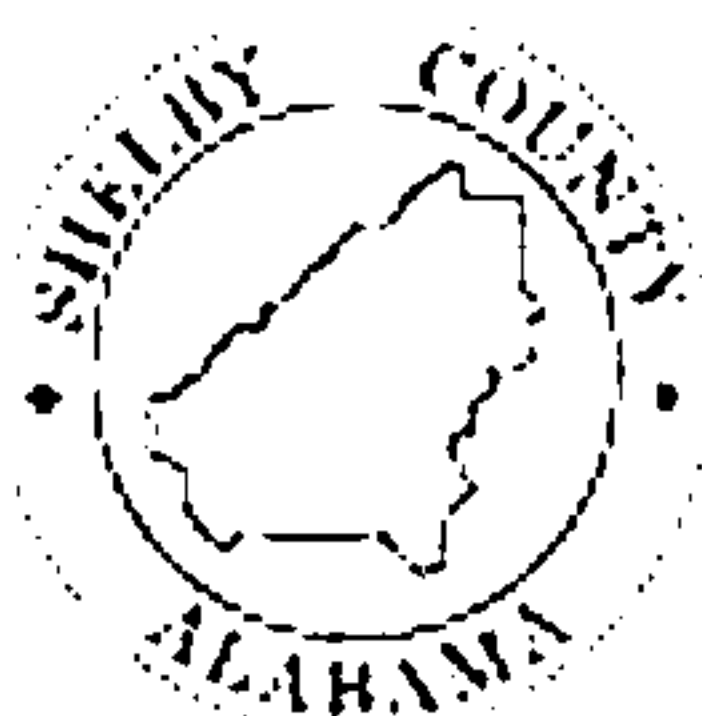
☐ Unattested

Sign

Jeff W. Parmer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/26/2024 09:23:29 AM
\$32.00 JOANN
20240926000298870

Allen S. Bayal

Form RT-1