

This Instrument was Prepared by:

Send Tax Notice To: Keith Gobel  
Susan Hill

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-24-30050

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Fifty Thousand Dollars and No Cents (\$650,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Edwin D. Stowell, III and Mary S. Stowell**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keith Gobel and Susan Hill, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$617,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30<sup>th</sup> day of September, 2024.

Edwin D. Stowell, III  
Edwin D. Stowell, III

Mary S. Stowell  
Mary S. Stowell

State of Alabama

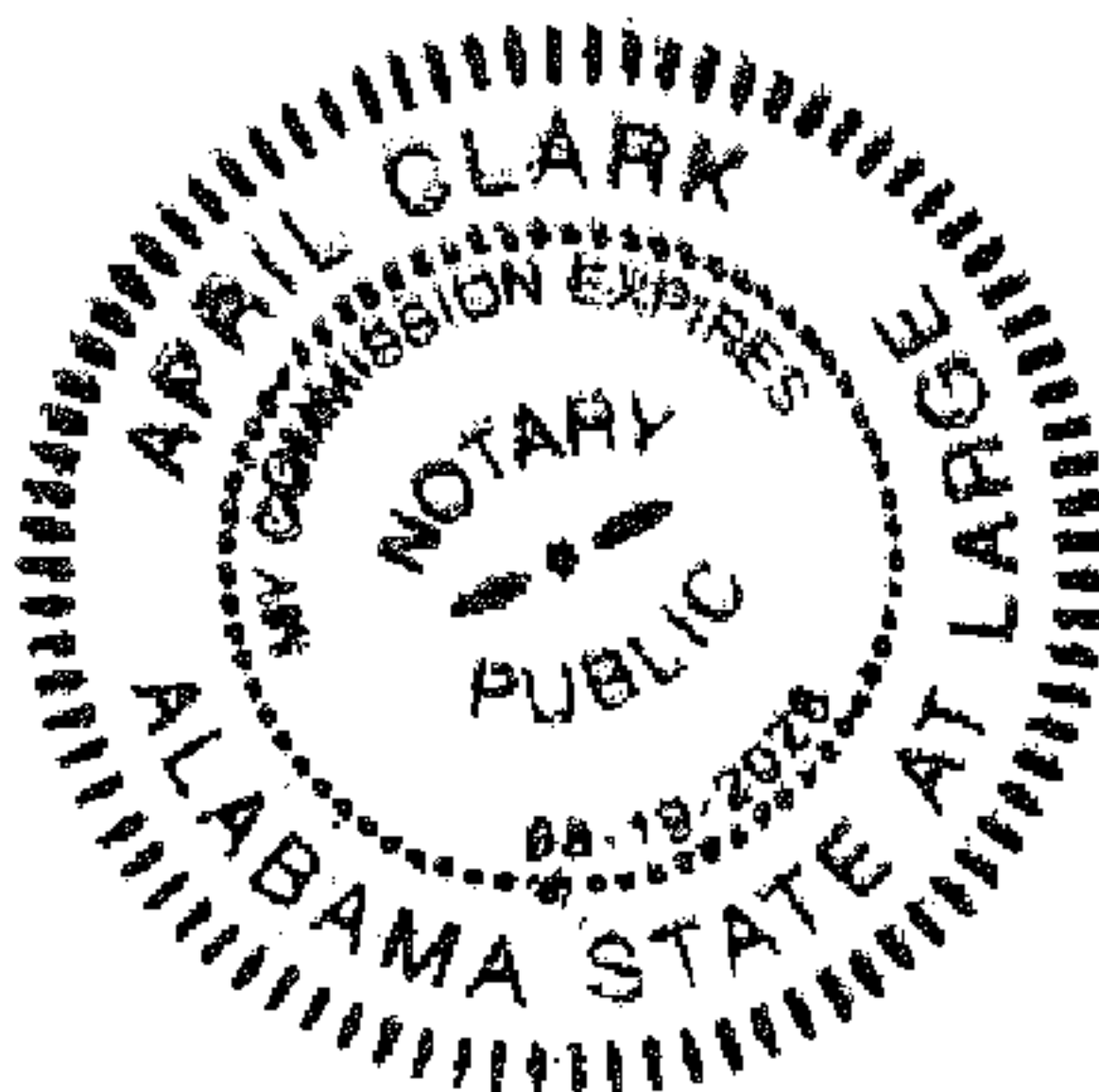
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Edwin D. Stowell, III and Mary S. Stowell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of September, 2024.

April Clark  
Notary Public, State of Alabama

My Commission Expires: August 19, 2028





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Beginning at the SE corner of the NE 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence North 00 degrees 33 minutes 21 seconds West a distance of 28.67 feet; thence South 89 degrees 17 minutes 18 seconds West a distance of 689.86 feet; thence South 00 degrees 51 minutes 20 seconds East a distance of 156.67 feet; thence South 89 degrees 23 minutes 17 seconds West a distance of 548.56 feet; thence North 00 degrees 41 minutes 59 seconds West a distance of 156.01 feet; thence South 89 degrees 05 minutes 10 seconds West a distance of 196.96 feet; thence North 01 degrees 09 minutes 57 seconds West a distance of 57.91 feet; thence South 88 degrees 54 minutes 27 seconds West a distance of 430.77 feet to the easterly right of way of Shelby County Highway 55; thence South 14 degrees 33 minutes 34 seconds West a distance of 459.38 feet; thence South 89 degrees 57 minutes 46 seconds East a distance of 596.71 feet; thence North 00 degrees 57 minutes 46 seconds East a distance of 37.20 feet; thence North 89 degrees 19 minutes 44 seconds East a distance of 1,385.83 feet; thence North 00 degrees 06 minutes 15 seconds West a distance of 331.47 feet too the point of beginning.





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/30/2024 01:02:14 PM  
 \$60.50 CHARITY  
 20240930000304740

*Allen S. Bayl*

## Real Estate Sales Validation Form

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

|                  |                                                          |                         |                                                 |
|------------------|----------------------------------------------------------|-------------------------|-------------------------------------------------|
| Grantor's Name   | Edwin D. Stowell, III<br>Mary S. Stowell                 | Grantee's Name          | Keith Gobel<br>Susan Hill                       |
| Mailing Address  | <u>7135 Pure Leaf Dr.</u><br><u>Wilsonville AL 35186</u> | Mailing Address         | <u>10770 Hwy 55</u><br><u>Sterrett AL 35147</u> |
| Property Address | <u>10770 Highway 55</u><br><u>Sterrett, AL 35147</u>     | Date of Sale            | <u>September 30, 2024</u>                       |
|                  |                                                          | Total Purchase Price    | <u>\$650,000.00</u>                             |
|                  |                                                          | or                      |                                                 |
|                  |                                                          | Actual Value            | <u></u>                                         |
|                  |                                                          | or                      |                                                 |
|                  |                                                          | Assessor's Market Value | <u></u>                                         |

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)

|                             |                     |
|-----------------------------|---------------------|
| <u>  </u> Bill of Sale      | <u>  </u> Appraisal |
| <u>xx</u> Sales Contract    | <u>  </u> Other     |
| <u>  </u> 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 of 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 September 27, 2024

Print Edwin D. Stowell, III

   Unattested

Sign

*Edwin D. Stowell, III*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

x