

STATE OF ALABAMA)
SHELBY COUNTY)

20250409000105490 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
04/09/2025 12:20:02 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN Thousand and no/100ths Dollars (\$10,000.00) and other good and valuable consideration in hand paid to the undersigned, SAVANNAH DEVELOPMENT, INC., (hereinafter called the Grantor), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to WILLIAM DAVID GAMBLE (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A Part of the NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama.

Commencing at the South East Corner of NW 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 3 West; thence N 88° 51' 30" W for a distance of 684.61 feet to the POINT OF BEGINNING: thence continue along the last described course N 88° 51' 30" W for a distance of 218.39 feet; thence N 27° 37' 39" W for a distance of 391.60 feet; thence S 59° 26' 38" E for a distance of 40.01 feet; thence N 28° 00' 39" E for a distance of 673.58 feet to a point on the southerly right-of-way of Ridge Drive (60' R.O.W.), said point being on a curve to the right, said curve being concaved in a southerly direction, said curve has a radius of 384.87 feet, said arc being subtended by a chord which bears N 67° 03' 02" E and a chord distance of 254.96; thence run along the arc of said curve a distance of 259.87 feet to the end of said curve; thence N 50° 47' 21" E for a distance of 184.32 feet to a point of intersection with Lot 6, A resurvey of Crestmont as recorded in Map Book 22, Page 30 in the Office of the Judge of Probate, Shelby County, Alabama; thence S 26° 00' 56" W and along the westerly boundary of said Crestmont Subdivision a distance of 1434.79 feet to the point of Beginning. Said parcel of lands contains 5.22 acres more or less

Donald W. Wheeler, a professional Registered Land Surveyor Licensed No 23340 prepared this legal description in that certain survey completed on the 26th day of March, 2025.

1. Subject to Ad Valorem taxes for the current tax year, which Grantees herein assume and agree to pay.
2. Subject to easement, restrictions and rights-of-way or record
3. Preparer has no opinion as to title and was not asked to provide an opinion as to title and is not required to file a 1099 for the sale, Grantor will file said form.

TO HAVE AND TO HOLD to said Grantee forever.
Given under my hand and seal this 7th day of April, 2025.

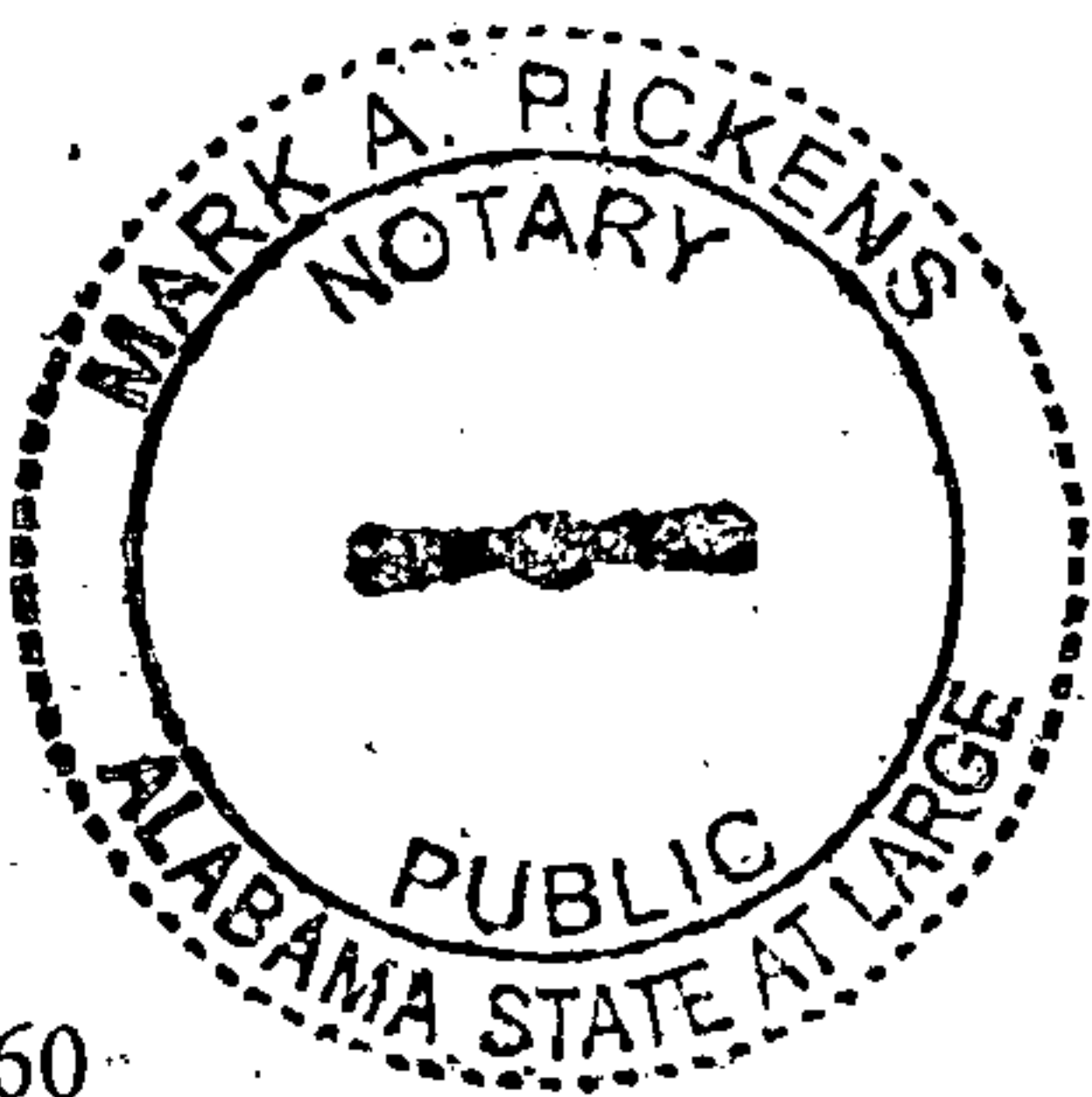
SAVANNAH DEVELOPMENT, INC., an
Alabama Corporation

By: Susan G. Tucker, President
Susan G. Tucker, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Susan G. Tucker whose name as President of undersigned, SAVANNAH DEVELOPMENT, INC. 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, she, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand this the 7th day of April, 2025.



Instrument prepared by:
Mark A. Pickens
Mark A. Pickens, P. C.
P. O. Box 26101
Birmingham, Alabama 35260
MAP#25-0041

Mark A. Pickens
Mark A. Pickens, Notary Public
My commission expires: 3/10/2029

Shelby County, AL 04/09/2025
State of Alabama
Deed Tax: \$10.00

Real Estate Sales Validation Form

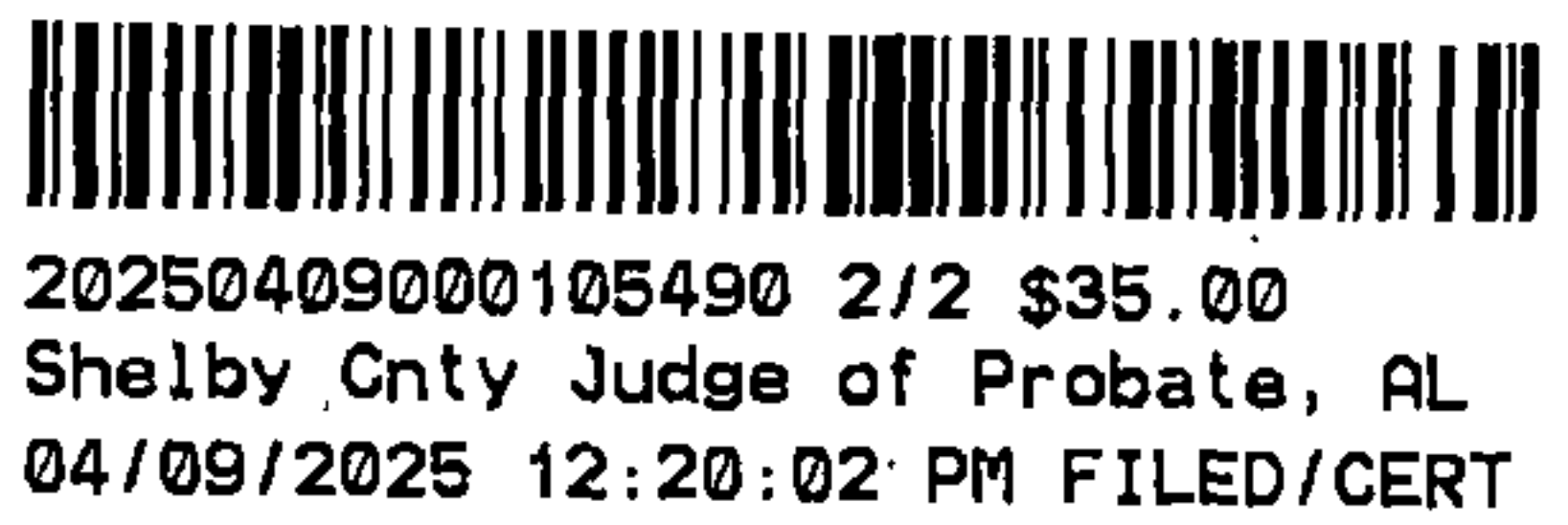
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Savannah Development
Mailing Address c/o Susan G. Tucker
412 Golf Drive
Hoover, AL 35226

Grantee's Name William David Gamble
Mailing Address 220 Oak Valley Drive
Ashville, Alabama 35953

Property Address 3120 -C Lancaster Court
Homewood, AL 35209

Date of Sale 4/7/2025
Total Purchase Price \$ 10,000.00



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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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 4/7/25

Print Susan G. Tucker, President

Unattested

Sign Susan G. Tucker
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1