


THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20160510000157370 1/4 \$473.00
Shelby Cnty Judge of Probate, AL
05/10/2016 09:38:54 AM FILED/CERT

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Fifty and no/100's Dollars (\$450,000.00)** and other good and valuable consideration to the undersigned,

Lawaha Parrish, un unmarried man

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto the grantee

Gallant Lake, LLC

(hereinafter referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW ¼ of the SW ¼ of Section 14 and the NW ¼ of the NW ¼ of Section 23 all in Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Begin at the Southwest corner of Section 14, Township 19 South, Range 2 West, Shelby County, Alabama; thence run north along the West line of said section on a azimuth of 1 degree 39 minutes 08 seconds 546.39 feet to a point on the curved R.O.W. on the south side of Shelby County Highway #14, said curve having a radius of 1252.97 feet, a central angle of 32 degrees 04 minutes and a tangent of 350.08 feet; thence an azimuth of 116 degrees 09 minutes 34 seconds south easterly along the chord to said curve 692.14 feet to a 6 inch square concrete marker, said marker being the P.T. of said curve; thence an azimuth of 132 degrees 09 minutes 30 seconds south easterly along the south R.O.W of said Shelby #14 Highway 109.97 feet to a 6 inch square marker; thence an azimuth of 216 degrees 48 minutes 35 seconds south westerly 253.09 feet to a point on the South line of said Section 14 also the North line of Section 23; thence an azimuth of 227 degrees 39 minutes 16 seconds south westerly into said Section 23 a distance of 773.17 feet to an existing crimp iron on the west line of said Section 23; thence an azimuth of 0 degrees 36 minutes 27 seconds north along the said west line of said Section 23 a distance of 554.56 feet to the Northwest corner of said Section 23 and the Point of Beginning.

Subject to:

1. Taxes due in the year of 2016, a lien, but not yet payable, until October 1, 2016

Shelby County, AL 05/10/2016
State of Alabama
Deed Tax:\$450.00

2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the date of this deed but prior to the date the grantees acquire for value of record the estate or interest in the above described property.
3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Rights or claims of parties in possession not shown by the public records.
5. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the land or that may be asserted by persons in possession of the land.
6. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the land of existing improvements located on adjoining land.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the above described property.
9. Less and except any portion of subject property lying within a roadway.
10. Any lien for services, labor or material in connection with improvements, repairs or renovations provided not shown by the public records.

Grantor is the surviving grantee in that Warranty Deed (Jointly for Life, Remainder to Survivor) dated July 14, 1980 and recorded on July 21, 1980 in Book 327, Page 593 in in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee, Vivian Parrish having died on or about the 11th day of January, 2011.

TO HAVE AND TO HOLD, unto the said grantee, its successors and assigns.

And said grantor does for himself, his heirs, successors and assigns, covenant with said grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, successors and assigns shall warrant and defend the same to the grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 6th day of May, 2016.

WITNESS:



Lawaha Parrish

Notary Acknowledgement on next page

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COUNTY OF SHELBY



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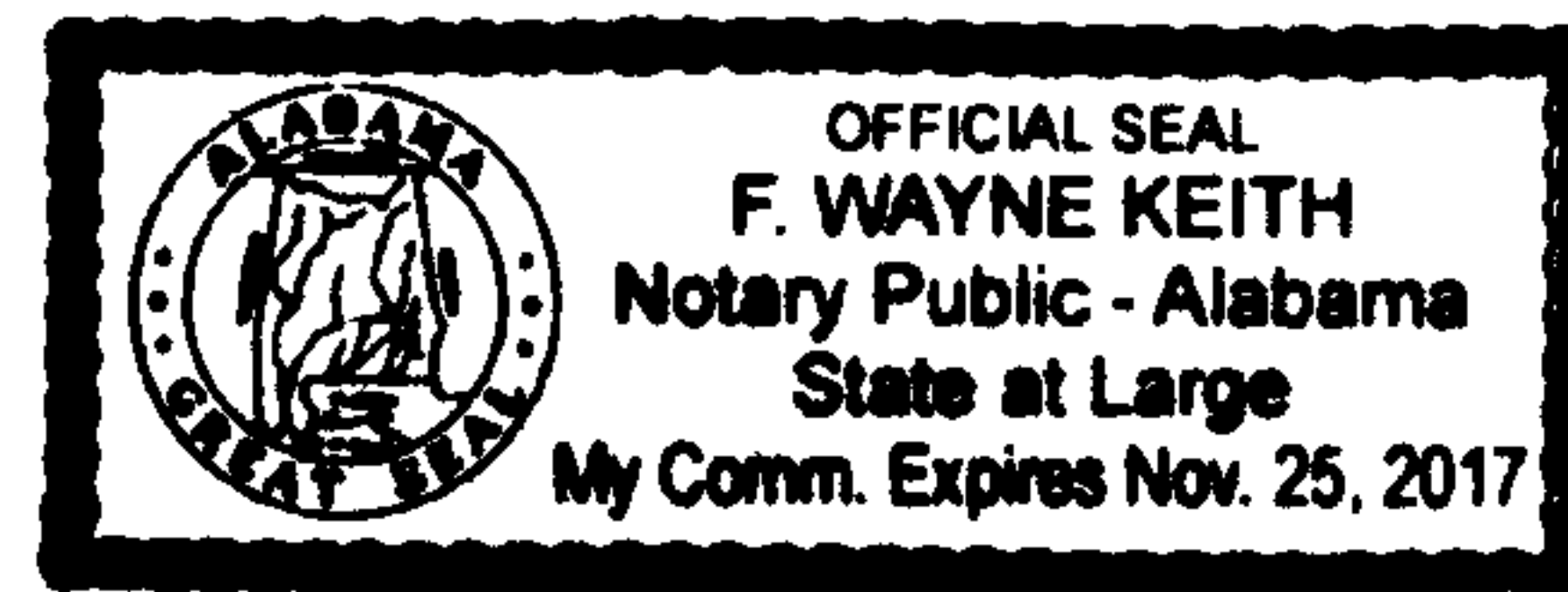
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Lawaha Parrish, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal this the 6th day of May, 2016.

A handwritten signature in black ink, appearing to be 'F. Wayne Keith', written over a horizontal line.

Notary Public

SEND TAX NOTICE TO:
Gallant Lake, LLC
120 Bishop Circle
Pelham, Alabama 35124



Real Estate Sales Validation Form

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

Grantors' Name: Lawaha Parrish

Mailing Address : 7708 Saxon Drive
Huntsville, AL 35802

Grantee's Name: Gallant Lake, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: May 9, 2016

Total Purchase Price \$450,000.00

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
x	Sales Contract	Other
x	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.

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: May 9, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney



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