

STATE OF ALABAMA

Warranty Deed

COUNTY OF SHELBY

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JERRY WALDROP, A MARRIED PERSON** (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto **VALOR COMMUNITIES, LLC, A LIMITED LIABILITY COMPANY** (herein referred to as "Grantee") the following described real estate situated in SHELBY County, Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of SHELBY**, State of Alabama, and being more particularly described as follows:

LOT 108, ACCORDING TO THE SURVEY OF WYNLAKE, PHASE 4C, AS RECORDED IN MAP BOOK 29, PAGE 15, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of SHELBY County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

To Have and To Hold the aforegranted premises to the said Grantee, its successors and assigns forever.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall **Warrant and Defend** the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 13th day of February, 2017.

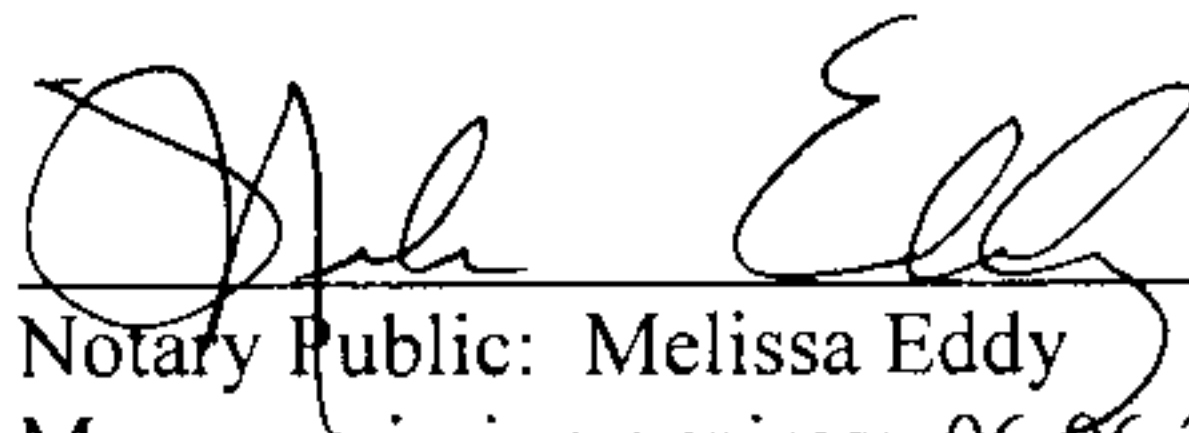
 {L.S.}
JERRY WALDROP

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **JERRY WALDROP**, whose name 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, he executed the same voluntarily on the day the same bears date.

This 13th day of February, 2017


Notary Public: Melissa Eddy
My commission expires: 06-06-2020

Grantor's Name and mailing address:
JERRY WALDROP

P.O. BOX 101831
BIRMINGHAM, AL 35210

Property address:
704 WYNLAKE COVE, ALABASTER, AL 35007

Grantee's Name and mailing address:
VALOR COMMUNITIES, LLC

9497 THORNTON DRIVE, JONESBORO, GA 30236

Date of Sale: February 13, 2017

Total Purchase Price: 34,900.00

Or

Actual Value:

Or

Assessed Value: .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
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☐ Other


This property does _____ does not ☒ constitute the homestead of the Grantor or the Grantor's spouse. (Check One)

THIS INSTRUMENT PREPARED BY:

Justin G. South
Wolfe, Jones, Wolfe, Hancock, Daniel &
South, LLC

Huntsville, AL 35801

File # S17-0246


20170302000073060 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
03/02/2017 01:05:37 PM FILED/CERT