

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith, Attorney

Law Offices of F. Wayne Keith PC

120 Bishop Circle

Pelham, Alabama 35124

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WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Five Hundred Thirty Thousand and no/100's Dollars (\$530,000.00)** and other good and valuable consideration to the undersigned grantor,

Gallant Lake, LLC, an Alabama limited liability company

(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

Paschal E. Redding

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

A parcel of land situated in the E 1/2 of Section 27 and the SW 1/4 of Section 26, all in Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Begin at the NE corner of the NE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 West, Shelby County, Alabama; thence S 00°36'16" E along the East line of said Section 27, a distance of 1,319.24' to the SE corner of the NE 1/4 of the SE 1/4 of said Section 27; thence leaving said East line, N 88°35'12" E a distance of 346.31' to a point on the West right of way line of Shelby County Highway #47 (80' R.O.W.); thence along said right of way line, S 00°25'52" E a distance of 100.01'; thence leaving said right of way line, S 88°35'12" W a distance of 381.21'; thence S 72°04'28" W a distance of 802.10'; thence S 76°10'27" W a distance of 514.54'; thence S 44°48'03" W a distance of 527.35'; thence N 84°15'26" W a distance of 196.76'; thence N 61°55'55" W a distance of 125.89'; thence N 74°53'14" W a distance of 157.66'; thence N 21°53'27" W a distance of 135.21'; thence N 01°30'15" E a distance of 280.90'; thence N 12°44'04" W a distance of 284.79'; thence N 21°41'10" E a distance of 110.37'; thence N 53°50'00" W a distance of 96.12' to a point in the centerline of a branch; thence along the branch centerline the following dimensions: thence N 45°05'07" E 54.50'; thence N 04°20'12" W 63.26'; thence N 02°05'35" E 137.97'; thence N 01°56'52" W 92.99'; thence N 24°42'33" W 66.25'; thence N 45°36'11" E 34.67'; thence N 85°51'27" E 110.35'; thence N 55°29'24" E 85.66'; thence N 39°14'51" E 79.28'; thence N 00°06'49" W 104.31'; thence N 54°10'45" W 56.89'; thence N 30°36'46" E 39.60'; thence N 83°49'57" E 130.97'; thence N 27°14'13" E 106.99'; thence N 38°11'53" W 91.53'; thence N 24°01'19" E 59.14'; thence N 67°18'26" E 259.45'; thence N 38°51'40" E 73.82'; thence N 69°30'08" E 66.31'; thence N 24°04'12" W 48.58'; thence N 44°27'33" E 95.06';

Shelby County, AL 06/04/2018
State of Alabama
Deed Tax: \$530.00

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thence N 15°27'10" W 186.12'; thence N 39°39'17" W 51.83'; thence N 15°15'47" E 101.92'; thence N 89°54'00" E 11.07'; thence S 45°26'37" E 80.95'; thence N 01°10'28" W 68.53'; thence N 47°14'55" W 93.22'; thence N 31°37'07" W 34.44'; thence N 50°27'08" E 48.80'; thence S 86°23'16" E 90.22'; thence S 52°25'44" E 62.93'; thence N 66°15'05" E 44.29'; thence N 22°10'12" W 60.98'; thence N 32°55'14" E 31.82'; thence N 23°08'20" W 49.08'; thence N 34°39'20" E 31.36'; thence S 83°33'57" E 35.89'; thence S 46°23'59" E 62.35'; thence S 24°35'40" E 85.92'; thence S 18°16'35" W 34.70'; thence S 21°24'44" E 103.27'; thence N 43°12'59" E 156.35'; thence S 77°06'33" E 32.53'; thence N 30°28'56" E 125.36'; thence N 82°48'43" E 12.68'; thence S 27°46'00" E 39.57'; thence N 54°06'39" E 92.19'; thence N 16°59'47" E 30.65'; thence N 88°37'28" E 68.67'; thence N 78°58'42" E 61.49'; thence N 44°14'44" E 52.31'; thence S 88°11'24" E 22.70'; thence S 44°00'34" E 62.26'; thence S 03°10'18" W 35.72'; thence S 88°58'41" E 93.30'; thence N 47°20'02" E 100.32'; thence N 72°08'14" E 37.89'; thence S 66°10'22" E 46.35'; thence S 25°09'34" E 63.07'; thence S 76°54'57" E 79.82'; thence N 72°31'49" E 85.29'; thence N 29°34'24" E 177.69'; thence N 14°36'11" E 81.32'; thence N 68°52'56" E 46.57'; thence N 88°26'57" E 59.99' to a point on the East line of said Section 27; thence along said East line and leaving said branch centerline, S 00°35'24" E a distance of 856.23' to the Point of Beginning.

The described parcel contains 105.86 acres, more or less.

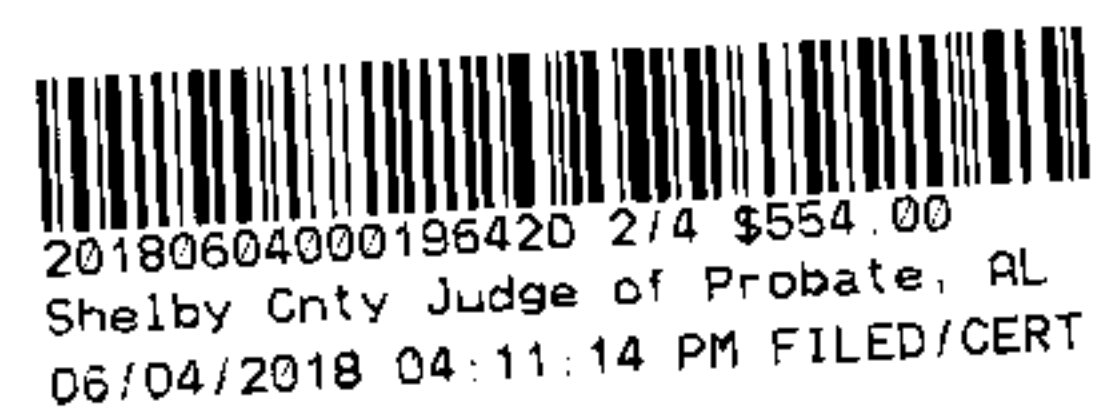
Subject to:

- Rights or claims of parties in possession not shown by the public records.
- Easements, or claims of easements, not shown by the public records.
- 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.
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed bylaw and not shown by the public records.
- Taxes or assessments which are not shown as existing liens by either the public records or the records of any taxing authority that levies taxes or assessments on real property.
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
- Less and except any part of subject property lying within any road right-of-way.
- No mobile, manufactured or pre-fab homes shall be allowed on the subject property.

TO HAVE AND TO HOLD, unto the said grantee, Paschal E. Redding.

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

IN WITNESS WHEREOF, the said grantor, by its Member who is authorized to execute this conveyance has hereunto set its signature and seal this the 24th day of May, 2018.



ATTEST:

Gallant Lake, LLC

Connor Farmer - It's Member

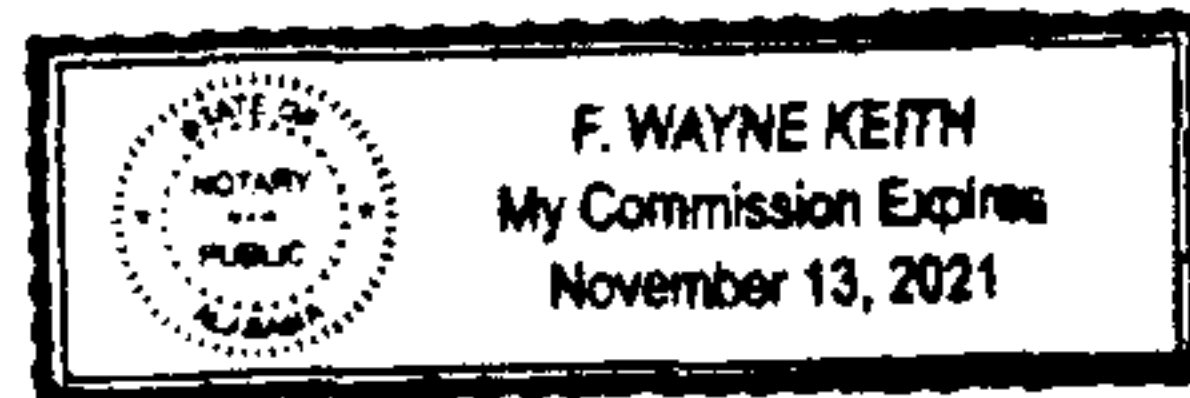
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, as Member of Gallant Lake, LLC, an Alabama limited liability company 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 as such Member and with full authority executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this the 24th day of May, 2018.

Notary Public

SEND TAX NOTICE TO:
Paschal E. Redding
8222 Castlehill Road
Birmingham, Alabama 35242



20180604000196420 3/4 \$554.00
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Real Estate Sales Validation Form

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

Grantors' Name: Gallant Lake, LLC
Mailing Address: 120 Bishop Circle
Pelham, Alabama 35124
Grantee's Name: Paschal E. Redding
Mailing Address: 8222 Castlehill Road
Birmingham, Alabama 35242
Property Address: Acreage in Shelby County, AL
Date of Transfer: May 24, 2018
Total Purchase Price \$530,000.00

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 24, 2018

Law Offices of F. Wayne Keith PC

Sign

F. Wayne Keith



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