

20190115000015580
01/15/2019 08:33:36 AM
DEEDS 1/4

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094

(205) 699-5000

Send Tax Notice To:
JACK HERNIG and JAN HERNIG

PARCEL SIX OF CHELSEA
FARMS

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Sixty Thousand and 00/100 Dollars (\$460,000.00)* to the undersigned Grantor, GALLANT LAKE, LLC, (hereinafter referred to as Grantor, whose mailing address is PARCEL SIX OF CHELSEA FARMS), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JACK HERNIG and JAN HERNIG (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: PARCEL SIX OF CHELSEA FARMS

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 7th day of January, 2019.

GALLANT LAKE, LLC

By: Conner Farmer

Its: Member

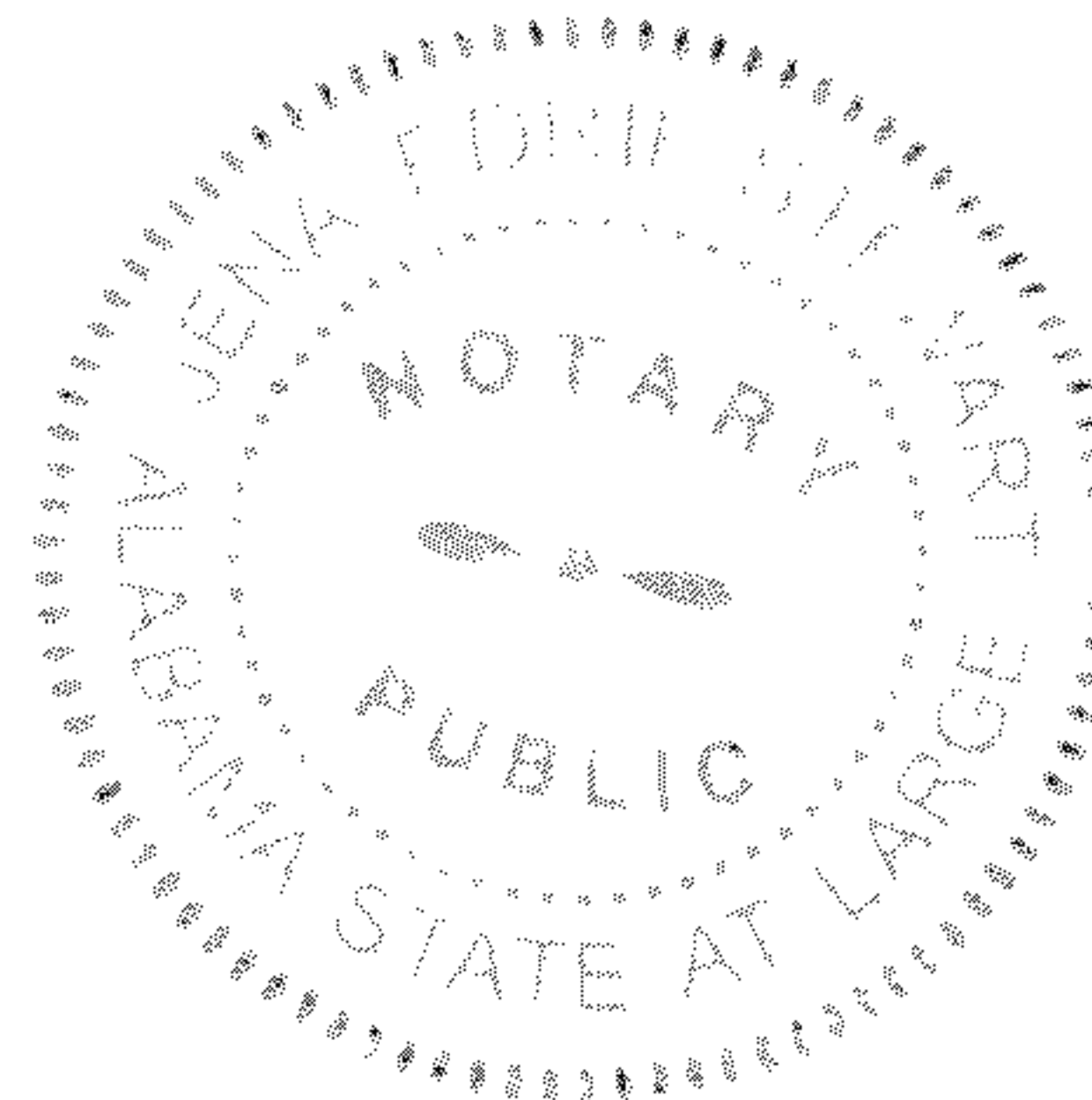
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Conner Farmer, whose name as member of GALLANT LAKE, LLC, 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, Conner Farmer, member, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said GALLANT LAKE, LLC on the day the same bears date.

Given under my hand and official seal this 7th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 9.28.22



Real Estate Sales Validation Form

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

Grantor's Name:	GALLANT LAKE, LLC	Grantee's Name:	JACK HERNIG and JAN HERNIG
Mailing Address:	PARCEL SIX OF CHELSEA FARMS	Mailing Address:	PARCEL SIX OF CHELSEA FARMS
Property Address:	PARCEL SIX OF CHELSEA FARMS	Date of Sales	January 7th, 2019
		Total Purchase Price:	(\$460,000.00)
		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)

_____ Bill of Sale	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</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 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).

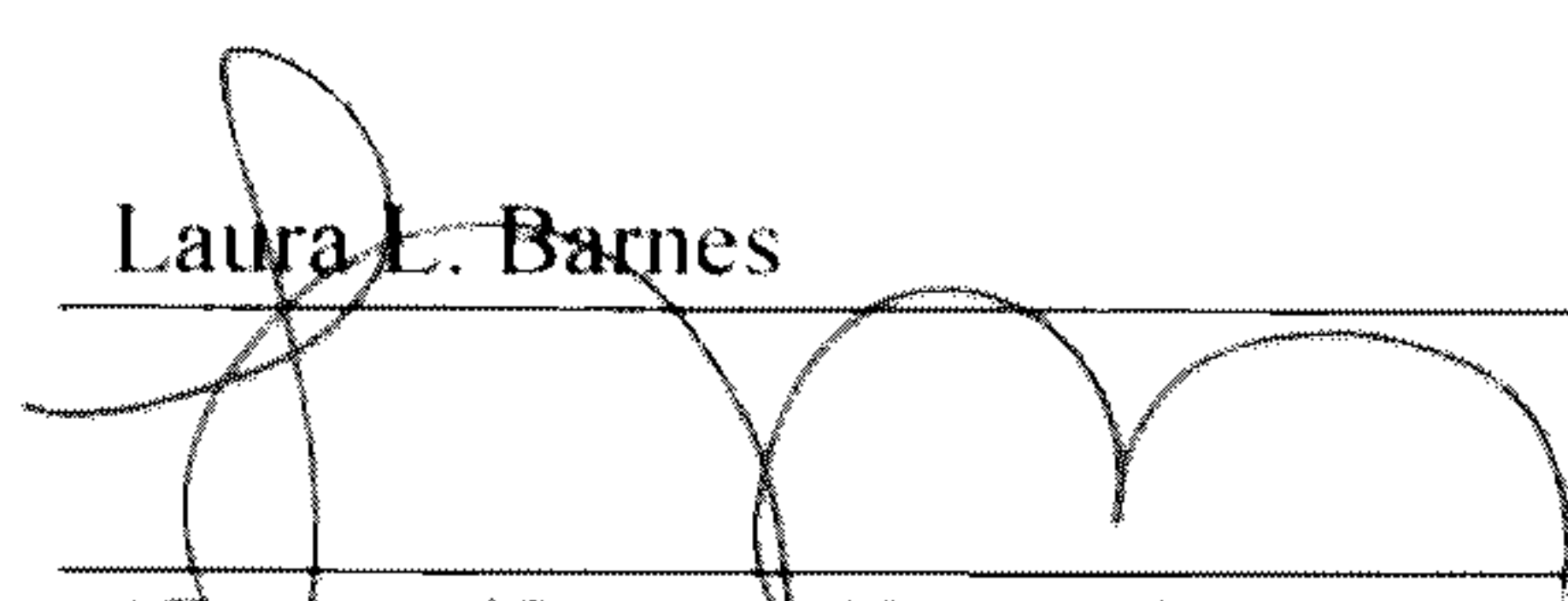
Date: January 7th, 2019

_____ Unattested

(verified by)

Print Laura L. Barnes

Sign

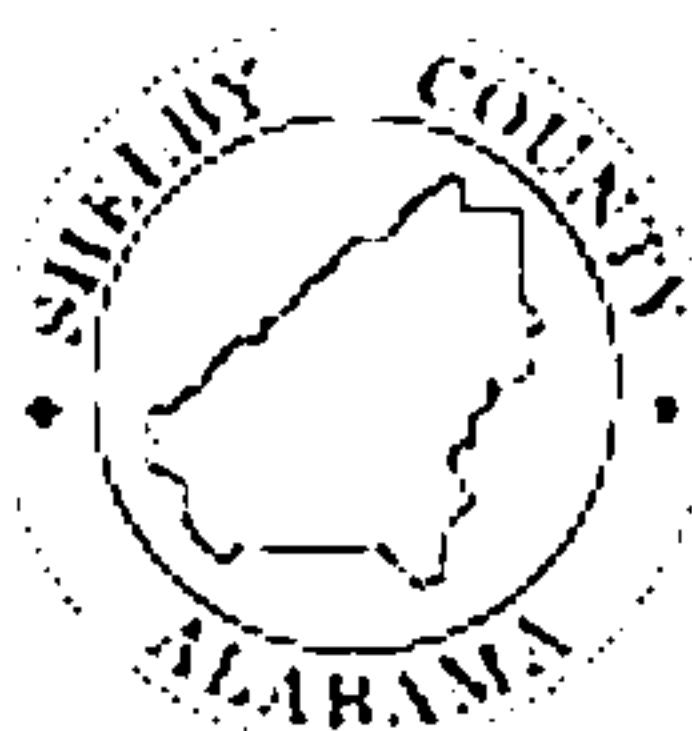

(Grantor/Grantee/Owner/Agent) **circle one**

LEGAL DESCRIPTION

A parcel of land situated in the North 1/2 of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of Section 28, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 89°15'54" E along the North line of said Section 28, a distance of 1,790.57' to a point in the centerline of Salster Branch, said point being the Point of Beginning of the described parcel; thence continue along the North line of said Section 28, N 89°15'54" E a distance of 1,951.24'; thence leaving said North line, S 36°13'21" E a distance of 436.41'; thence with a curve turning to the left with an arc length of 91.73', with a radius of 325.00', with a chord bearing of S 44°18'31" E, with a chord length of 91.43'; thence S 52°23'40" E a distance of 179.78'; thence with a curve turning to the right with an arc length of 235.84', with a radius of 275.00', with a chord bearing of S 27°49'36" E, with a chord length of 228.67'; thence S 69°26'57" W a distance of 856.30'; thence N 68°15'53" W a distance of 148.28'; thence S 50°41'17" W a distance of 1254.88' to a point in the centerline of a branch; thence along the branch centerline the following dimensions: thence N 31°14'03" W 24.11'; thence S 89°30'24" W 68.82'; thence N 18°50'59" W 21.87'; thence N 86°46'16" W 96.51'; thence S 46°58'37" W 34.47'; thence S 76°18'24" W 84.83'; thence N 84°34'25" W 76.90'; thence S 47°18'05" W 46.52'; thence S 79°02'01" W 90.66'; thence N 40°36'01" W 54.23'; thence N 66°11'11" W 72.79'; thence S 57°35'37" W 22.62'; thence N 10°06'57" W 50.31'; thence N 25°05'30" W 118.73'; thence N 52°17'38" W 51.67'; thence N 15°03'14" E 80.29'; thence N 00°21'20" E 42.98'; thence N 70°21'27" E 57.79'; thence N 21°44'58" E 165.87'; thence N 16°22'33" E 117.34'; thence N 05°28'07" W 26.96' to a point in the centerline of Salster Branch; thence along the centerline of Salster Branch the following dimensions: thence N 05°28'07" W 49.37'; thence N 14°56'41" W 56.00'; thence N 61°43'04" W 120.47'; thence N 20°32'50" W 111.82'; thence N 63°56'53" E 32.71'; thence S 56°11'54" E 35.39'; thence N 31°32'51" E 27.04'; thence N 02°11'20" W 32.38'; thence N 28°32'44" W 115.68'; thence N 04°15'37" E 39.04'; thence N 24°56'29" W 67.89'; thence N 57°41'49" E 109.60'; thence N 04°34'16" W 54.49'; thence N 75°20'40" W 81.94'; thence N 25°48'07" E 79.96'; thence S 80°45'50" E 49.44'; thence N 47°21'13" E 29.23'; thence N 06°46'35" E 107.23'; thence N 72°32'18" W 78.86'; thence S 81°15'18" W 72.78'; thence N 20°16'22" W 65.22'; thence N 06°29'41" W 54.15'; thence N 58°20'31" E 58.56'; thence S 62°19'43" E 29.28'; thence N 33°14'11" E 22.64'; thence N 42°48'57" W 32.39'; thence N 75°28'46" W 82.50'; thence N 37°39'02" E 88.38'; thence S 55°44'27" E 108.08'; thence N 59°39'16" E 23.36'; thence N 12°10'08" E 34.12' to a point on the North line of said Section 28, said point being the Point of Beginning.

The described parcel contains 71.10 acres, more or less.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/15/2019 08:33:36 AM
 \$484.00 CHARITY
 20190115000015580

Allen S. Bayl