Send Tax Notice to:

George Allers and Leah Allers

SUBMONDES.

BROWNSHAM (1992)

20190417000126700 04/17/2019 02:58:12 PM DEEDS 1/2

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## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

**COUNTY OF SHELBY** 

## KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Gallant Lake, LLC an Alabama Limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is grant convey unto **George Allers and Leah Allers** (herein referred to as grantees) whose mailing address is for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address 696 Chelsea Farms Road, Chelsea, Al 35043 to wit:

LOT 11, ACCORDING TO A RESURVEY OF LOTS 10 AND 11, CHELSEA FARMS SECTOR 2, AS RECORDED IN MAP BOOK 48, PAGE 66, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$0 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, 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.

## 20190417000126700 04/17/2019 02:58:12 PM DEEDS 2/2

IN WITNESS WHEREOF, I (we) , 2019	have hereunto set my (our) hand(s) and seal(s) this the // day o
	GALLANT LAKE LLC
	Connor Farmer, Authorized Member
STATE OF A COMMUNICA,	10+teusul county ss:
L a Notary Public in and for said	county in said state hereby cortify that
Concordance in and for said	county in said state, hereby certify that rized member of Gallant Lake, LLC, An Alabama
Limited Liability Company whose nam	ne(s) is/are signed to the foregoing conveyance and who
	e me on this day that, being informed of the contents of y as Active Works we executed the same voluntarily
and with full authority on behalf of the C	<del>-</del>
·**	
WITNESS my hand and official seal in the	e county and state aforesaid this the day of April, 2019
My Commission Expires: 10   31   2-02-2	
Notary Public	THOMPSON'IL
(SEAL)	EN SCONDER 3, CLASSICS EN SERVICE SERV
This instrument was prepared by:	



Jack R. Thompson, Jr.

416 Yorkshire Drive

(205) 410-7591

File No. ATB1077

Birmingham, AL 35209

Law Office of Jack R. Thompson, Jr, LLC

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2019 02:58:12 PM

\$268.00 CHERRY 20190417000126700

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