

This Instrument was Prepared by:  
Cassy L. Dailey  
South Oak Title Pelham, LLC  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124  
File No.: 44444-21-1342

Send Tax Notice To: William Sun  
Viridiana Martinez  
1360 N Wynlake Dr.  
Alabaster, AL 35007

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Sixty One Thousand Seventy Eight Dollars and No Cents (\$461,078.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Valor Communities, LLC**, an **Alabama Limited Liability Corporation**, whose mailing address is **160 Whitney Street, Fayetteville, GA 30214** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **William Sun and Viridiana Martinez**, whose mailing address is **1051 7th Ave SW, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1360 N Wynlake Dr., Alabaster, AL 35007**; to wit;

Lot 205, as shown on the amended plat of Phase 5 of the Wynlake Subdivision as recorded at Map Book 40, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: Easements, Restrictions, and Right-of-Way of record.

**\$438,024.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, 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, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, who is/are authorized to execute this conveyance, has hereto set her signature and seal, this the 28th day of April, 2022.

VALOR COMMUNITIES, LLC

*Jeannie Chance*  
Jeannie Chance  
Authorized Agent

State of Alabama

County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Jeannie Chance, whose name(s) as Authorized Agent of Valor Communities, 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 foregoing conveyance she as such Authorized Agent and with full authority executed the same voluntarily for and as the act of said Authorized Agent on the day the same bears date.

Given under my hand and official seal this the 28th day of April, 2022.

*Cassy L. Dailey*  
Notary Public, State of Alabama  
Cassy L. Dailey  
My Commission Expires: May 17, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/04/2022 08:59:56 AM  
\$45.50 CHERRY  
20220504000182020



*Alvin S. Bayl*