CORPORATION FORM WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to: Jana Baker William Jason Lett 359 Strathaven Drive Pelham, AL35124

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Two hundred fifty one** thousand and no/100 (\$251,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **DAL Properties**, **LLC** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jana Baker and William Jason Lett** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 1696, according to the Survey of Strathaven at Ballantrae, Phase 5, as recorded in Map Book 44, Page 12, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$211,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

This instrument is executed as required by the Articles of Organization and Operating Agreement and all modifications and amendments.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor DAL Properties, LLC, by Stephanie Jones, its Authorized Agent, who is authorized to execute this conveyance, has hereunto set my hand and seal this 9th day of June, 2015.

DAL Properties, LLC By: Stephanie Jones Its: Authorized Agent

STATE OF ALABAMA COUNTY OF SHELBY

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that Stephanie Jones, whose name as Authorized Agent of DAL Properties, LLC, a limited liability company, 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 this conveyance, she, as such agent and with full authority executed the same voluntarily for and as act of said company.

Given under my hand and official seal this 9th day of June, 2015.

Notary Public, State of Alabama
Alabama State At Large

My Commission Expires

October 21, 2018

Notary Public

My Commission Expires: 10-21-2018

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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

Grantor's Name	DAL Properties, LLC	Grantee's Name	
Mailing Address	135 Beicher Dr.	Mailing Address	
	Pelham, AL 35124		359 Strathaven Drive
			Pelham, AL 35124
Dronorty Addros			
Property Address	359 Strathaven Drive	Date of Sale	
	Pelham, AL 35124	Total Purchase Price	\$ 251,000.00
		or Actual Value	©
		or	Ψ
		Assessor's Market Value	\$
The purchase price or actual value claimed on the evidence: (check one) (Recordation of docume Bill of Sale X Sales Contract X Closing Statement		this form can be verified in the following documentary entary evidence is not required)Appraisal Other	
If the conveyance c		rdation contains all of the red	quired information referenced
		Instructions	
Grantor's name and their		he name of the person or per	rsons conveying interest
Grantee's name and to property is being	d mailing address - provide to conveyed.	the name of the person or pe	rsons to whom interest
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.			
conveyed by the ins	property is not being sold, the trument offered for record. The assessor's current ma	This may be evidenced by an	both real and personal, being appraisal conducted by a
excluding current us responsibility of values	se valuation, of the property	etermined, the current estimates as determined by the local of purposes will be used and to 1).	te of fair market value, fficial charged with the he taxpayer will be penalized
accurate. I further u	of my knowledge and belief and helief of the stand that any false standard in Code of Alabama 197	tements claimed on this form	d in this document is true and may result in the imposition
Date 6/9/15		Print Kelly B. Furgerson	
Unattested		Sign V/	
	(verified by)		Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/22/2015 08:58:11 AM
\$57.00 DEBBIE

\$57.00 DEBBIE 20150622000207390

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Form RT-1