20160412000119840 04/12/2016 11:46:25 AM DEEDS 1/3

Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

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## GENERAL WARRANTY DEED With Right of Survivorship

STATE OF ALABAMA	}	
COUNTY OF SHELBY	}	KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Thirty-Three Thousand and NO/100 Dollars (\$233,000.00) to the undersigned grantor,

### Red Bay Cove, LLC, an Alabama Limited Liability Company,

(herein referred to as **Grantor**), in hand paid by the Grantees herein, the receipt and sufficiency whereof is acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

#### David B. Garrett and Leslie Garrett

(herein referred to as **Grantees**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

# LOT 31, ACCORDING TO THE SURVEY OF LAKE FOREST SUBDIVISION, 6TH SECTOR, AS RECORDED IN MAP BOOK 36 PAGE 35 A & B, IN THE PROBATE OFFIE OF SHELBY COUNTY, ALABAMA.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 240,689 of the above consideration was secured by and through the purchase money mortgage closed and recorded herewith.

TO HAVE AND 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 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 the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from 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 **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

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IN WITNESS WHEREOF, the sconveyance, has hereto set its signature a acknowledgement, however, the same shared acknowledgement, 2016.	said GRANTOR, who is authorized to execute this and seal on the date stated in the notary all not be effective until the the day of
	Red Bay Cove, LLC, an Alabama Limited Liability Company, by Patrick Whatley, its Authorized Member
STATE OF ALABAMA COUNTY OF JEFFERSON	
that Patrick Whatley, whose name as Au Limited Liability Company, is signed to tacknowledged before me on this day that,	c in and for said County, in said State, hereby certify athorized Member for Red Bay Cove, LLC, an Alabama the foregoing deed and who is known to me, being informed of the contents of the conveyance, he, authority, executed the same voluntarily for and as the day the same bears date.
Given under my hand and official	seal this day of 4000, 2016.
Notary Seal	Notary Public, My commission expires:
	JEFA COMPANY OF THE PROPERTY O

### 20160412000119840 04/12/2016 11:46:25 AM DEEDS 3/3

Form RT-1

### Real Estate Sales Validation Form

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

Grantor's Name	Red Bar, Cove, LLC		David Carrett		
Mailing Address	198 Kings Crest Cane		Maylene, AL BUILT		
	Birminsham, M	•	may energy man		
	A12 Red Bay Cover	Date of Sale Total Purchase Price			
	Filed and Recorded Official Public Records	or	Ψ 277   000		
	Judge James W. Fuhrmeister, Probate Judge, C <del>ounty Clerk</del>	Actual Value	\$		
	Shelby County, AL 04/12/2016 11:46:25 AM \$21.00 JESSICA	or harket Value) جندستاندین محمد کارستاندین	\$		
ı ne purcnase price	e or actual value claimed on (	verified in th	e following documentary		
evidence: (check o ☐ Bill of Sale	ne) (Recordation of docum	entary evidence is not require □ Appraisal	ed)		
∐Sales Contrac	t	Other			
Closing Stater	nent				
<b>-</b>	document presented for reco this form is not required.	rdation contains all of the red	quired information referenced		
		Instructions			
	d mailing address - provide t ir current mailing address.	he name of the person or pe	rsons conveying interest		
Grantee's name an to property is being	-	the name of the person or pe	ersons to whom interest		
Property address -	the physical address of the	property being conveyed, if a	vailable.		
Date of Sale - the o	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).					
accurate. I further u	_	tements claimed on this form	ed in this document is true and nay result in the imposition		
Date 4 (11114		Print Any Florine	Courther		
Unattested		Sign			
A Tepf to Tepf to Tepf	(verified by)		e/Owner/Agent) circle one		