

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith  
Law Offices of F. Wayne Keith PC  
120 Bishop Circle  
Pelham, Alabama 35124

[Space Above This Line For Recording Data]

**WARRANTY DEED**



20160706000234500 1/4 \$314.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 01:51:56 PM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Ninety Thousand and no/100's Dollars (\$290,000.00)** to the undersigned,

**Gallant Lake, LLC, an Alabama limited liability company**

hereinafter referred to as grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

**Susan P. Wilder White**

hereinafter referred to as grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**A tract of land situated in the Northwest ¼ of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, being more Particularly described as follows:**

**Commence at a found 3" capped pipe being the Northwest corner of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama, said point also known as the Southwest corner of Lot 1, according to the Survey of first Addition to Cahaba Valley Trace as recorded in Map Book 46, Page 48, in the Probate office of Shelby County, Alabama; thence run South 87° 42' 44" East along the South line of said survey and the North line of said section for 566.52 feet to the Southeast corner of Lot 2 of said survey and a point on the Northwesterly line of Lot 1, according to the survey of Laurel Grove Subdivision, as recorded in Map Book 45, Page 58, in the probate Office of Shelby County, Alabama; thence leaving said section line run South 46° 32' 15" West along the Northwesterly line of said survey for 773.48 feet; thence leaving said survey run North 00° 28' 53" West for 554.70 feet to the point of beginning.**

**Together with a non-exclusive easement for ingress and egress as shown on Lot 2, according to the Survey of First Addition to Cahaba Valley Trace, as recorded in Map Book 46, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Subject to:**

- 1. Taxes due in the year of 2016, a lien, but not yet payable, until October 1, 2016 Parcel ID: 10-6-23-0-001-008.003**
- 2. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the closing date of June 30, 2016 but prior to the date**

Shelby County, AL 07/06/2016  
State of Alabama  
Deed Tax: \$290.00

the proposed grantee and his lender acquires for value of record the estate or interest or mortgage on the above described property.

3. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
4. Rights or claims of parties in possession not shown by the public records.
5. Any facts, rights, interest, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
6. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
7. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachments of existing improvements located on the land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
8. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
9. Less and except any portion of subject property lying within a roadway.
10. Subject to the rights of others in and to the use of a non-exclusive easement.
11. Any lien for services, labor or material in connection with improvements, repairs or renovations provided before, on or after Date of Policy, not shown by the public records.
12. Declaration of Restrictive Covenants as set forth in Instrument #20160628000225230.

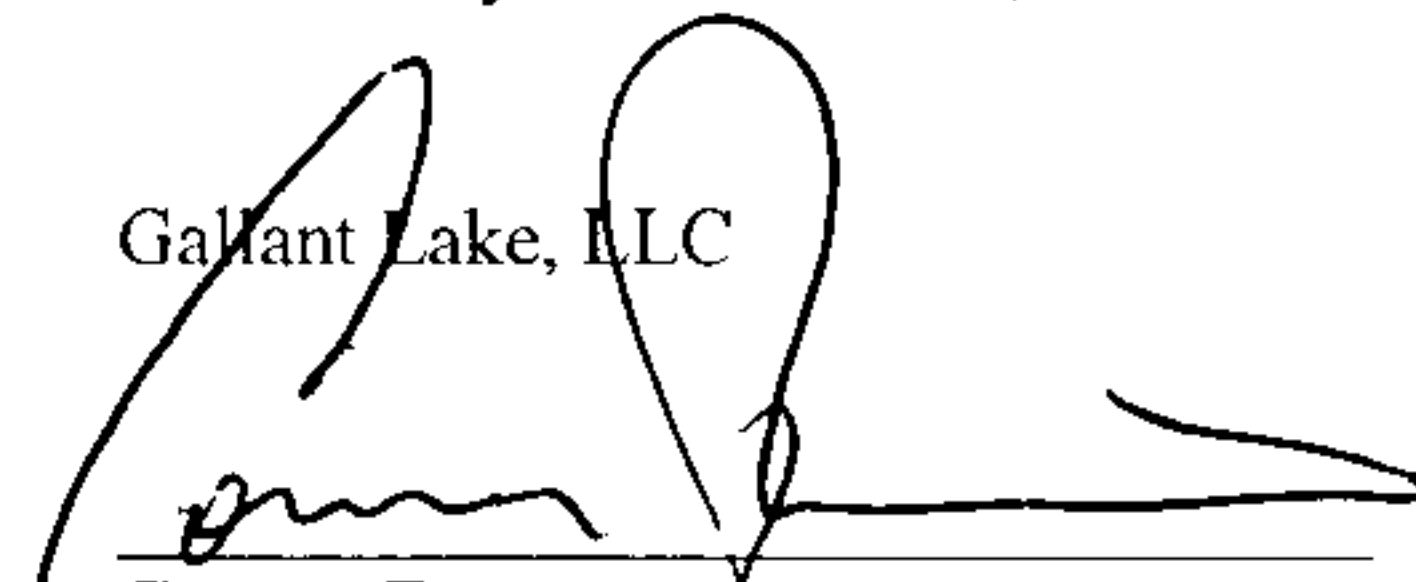
TO HAVE AND TO HOLD, unto the said grantee, his heirs, successors and assigns.

And said grantor does for itself, its successors and assigns, covenant with said grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and their successors and assigns shall warrant and defend the same to the said grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the grantor has hereunto set my hand and seal, this the 30th day of June, 2016.


ATTEST::

\_\_\_\_\_

Gallant Lake, LLC  
  
Connor Farmer  
Its Member

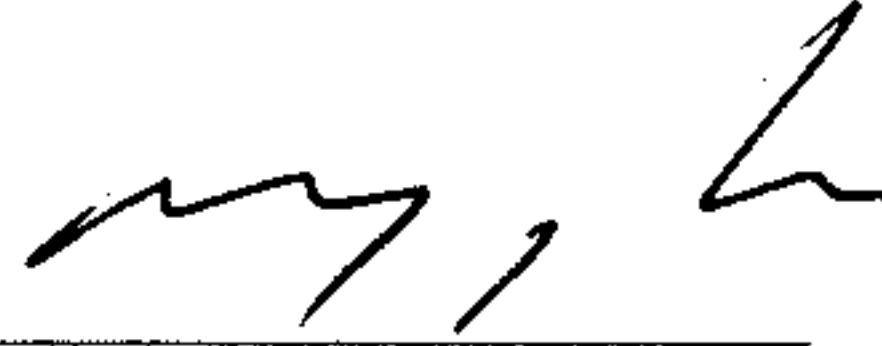
*Notary Acknowledgement on next page*

STATE OF ALABAMA  
SHELBY COUNTY

  
20160706000234500 3/4 \$314.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 01:51:56 PM FILED/CERT

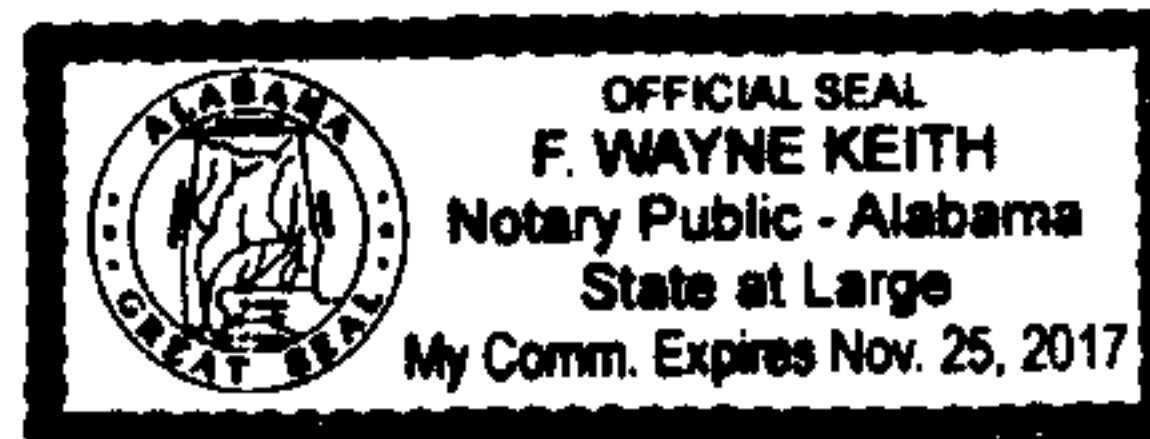
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Connor Farmer, whose name as Member of Gallant Lake, LLC is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he, as such Member executed the same voluntarily and as the act of Gallant Lake, LLC on the day the same bears date.

Given under my hand and seal this the 30th day of June, 2016.



\_\_\_\_\_  
Notary Public

SEND TAX NOTICE TO:  
Susan P. Wilder White  
2101 Swan Lake Cove  
Birmingham, Alabama 35244



### Real Estate Sales Validation Form

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

Grantors' Name: Gallant Lake, LLC

Mailing Address : 120 Bishop Circle  
Pelham, AL 35124

Grantee's Name: Sue P Wilder White



20160706000234500 4/4 \$314.00  
Shelby Cnty Judge of Probate, AL  
07/06/2016 01:51:56 PM FILED/CERT

Mailing Address: 2101 Swan Lake Cove  
Birmingham, AL 35244

Property Address: See legal description on Deed

Date of Transfer: June 30, 2016

Total Purchase Price \$290,000.00

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	Appraisal
x	Sales Contract	Other
x	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.

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: June 30, 2016

x

Sign

  
verified by closing agent  
F. Wayne Keith Attorney

RT-1