


THIS INSTRUMENT PREPARED BY:
F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20161007000369820 1/4 \$25.00
Shelby Cnty Judge of Probate, AL
10/07/2016 10:51:24 AM FILED/CERT

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WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Eight Hundred, Sixteen Thousand and no/100's Dollars (\$816,000.00)** and other good and valuable consideration to the undersigned grantor,

Martin G. Malizio, a married man

(hereinafter referred to a grantor) in hand paid by the grantee the receipt whereof is hereby acknowledged the said grantor does by these presents, grant, bargain, sell and convey unto

Gallant Lake, LLC

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

PARCEL ONE: Part of the Northwest ¼ of the Northwest ¼ and part of the Northeast ¼ of the Northwest ¼ of Section 26, Township 20 South, Range 4 West, Shelby County, Alabama, described as follows:

Begin at the Northwest corner of the Northeast ¼ of the Northwest ¼ of said Section 26 and thence run North 89 degrees 16 minutes 34 seconds East along the North line of said ¼-¼ Section for 419.47 feet; thence run South 00 degrees 34 minutes 58 seconds East for 99.49 feet; thence run South 31 degrees 45 minutes 41 seconds West for 374.62 feet; thence run South 10 degrees 45 minutes 34 seconds West for 769.87 feet to a point on the Northeasterly right-of-way of Shelby County Highway #93; thence run North 49 degrees 02 minutes 47 seconds West along said road right-of-way for 1,086.35 feet to the point of beginning of the curve to the right, having a radius of 533.69 feet and a central angle of 53 degrees 59 minutes 00 seconds; thence run Northerly along said road right of way and said curve for 502.84 feet to a point on the North line of the Northwest ¼ of the Northwest ¼ of said Section 26; thence run North 89 degrees 30 minutes 10 seconds East along said 1/4-1/4 Section for 922.87 feet to the point of beginning.

Less and Except from the above Parcel One: that part platted and described as Lots 22-A and 23-A, according to the Resurvey of Lots 21, 22, and 24 Quail Ridge, as recorded in Map Book 39, Page 149, in the Probate Office of Shelby County, Alabama

Parcel Two: A tract of land located in the North-West quarter of the North-East quarter and the North-West quarter of Section 26, Township 20 South, Range 4 West, of the Huntsville Principal Meridian, Shelby County, Alabama, described as follows:

Begin at the Southeast corner of the South-East quarter of the North-West quarter; thence West along the South boundary of said quarter-quarter a distance of 546.27 feet to the center line of a public road conveyed to Shelby County by United States Steel Corporation by document dated June 3, 1966 (Shelby County Road #93); thence along the center line of said road for the following four (4) courses; 1) thence turning an angle of 122 degrees, 58 minutes to the right 123.14 feet to the beginning of an arc of a curve, said curve turning to the left, having a radius of 573.69 feet and being subtended by a central angle of 81 degrees, 32 minutes, 30 seconds; 2) thence along the arc of said curve 816.46 feet; 3) thence along a straight line tangent to said curve 2,010.81 feet to the point of beginning of an arc of a curve tangent to said straight line, said curve turning to the right, having a radius of 573.69 feet, being subtended by a central angle of 53 degrees, 39 minutes, 38 seconds, having a chord length of 517.87 feet; 4) thence along the arc of said curve 537.29 feet to the North boundary of Section 26, said point being 382.51 feet East of the Northwest corner of Section 26; thence East along the North boundary of Section 26 to the Northeast corner of the North-West Quarter of the North-East quarter; thence South 00 degrees 04 minutes 06 seconds East along the East boundary of the North-West quarter of the North-East quarter 985.20 feet; thence South 89 degrees 29 minutes 05 seconds West 630.23 feet; thence South 00 degrees 01 minutes 41 seconds East 347.26 feet to the South boundary of the North-West quarter of the North-East quarter; thence West along the South boundary of the North-West quarter of the North-East quarter to the Southeast corner of the North-East quarter of the North-West quarter; thence South along the East boundary of the South-East quarter of the North-West quarter to the Southeast corner of the said quarter-quarter, said point also being the point of beginning.

Less and Except from the above Parcel Two: part platted and described as Lots 22-A and 23-A, according to the Resurvey of Lots 21, 22, and 23 Quail Ridge, as recorded in Map Book 39, Page 149, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.**
- 3. Less and except any part of subject property lying within any road right-of-way.**

All of the above consideration is paid by a Purchase Money Mortgage which is filed simultaneously herewith.

The above described property is not the homestead of the grantor or his spouse.

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

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

IN WITNESS WHEREOF, the said grantor has hereunto set his signature and seal this the 29th day of September, 2016.

ATTEST:


Martin G. Malizio

STATE OF ALABAMA
COUNTY OF SHELBY

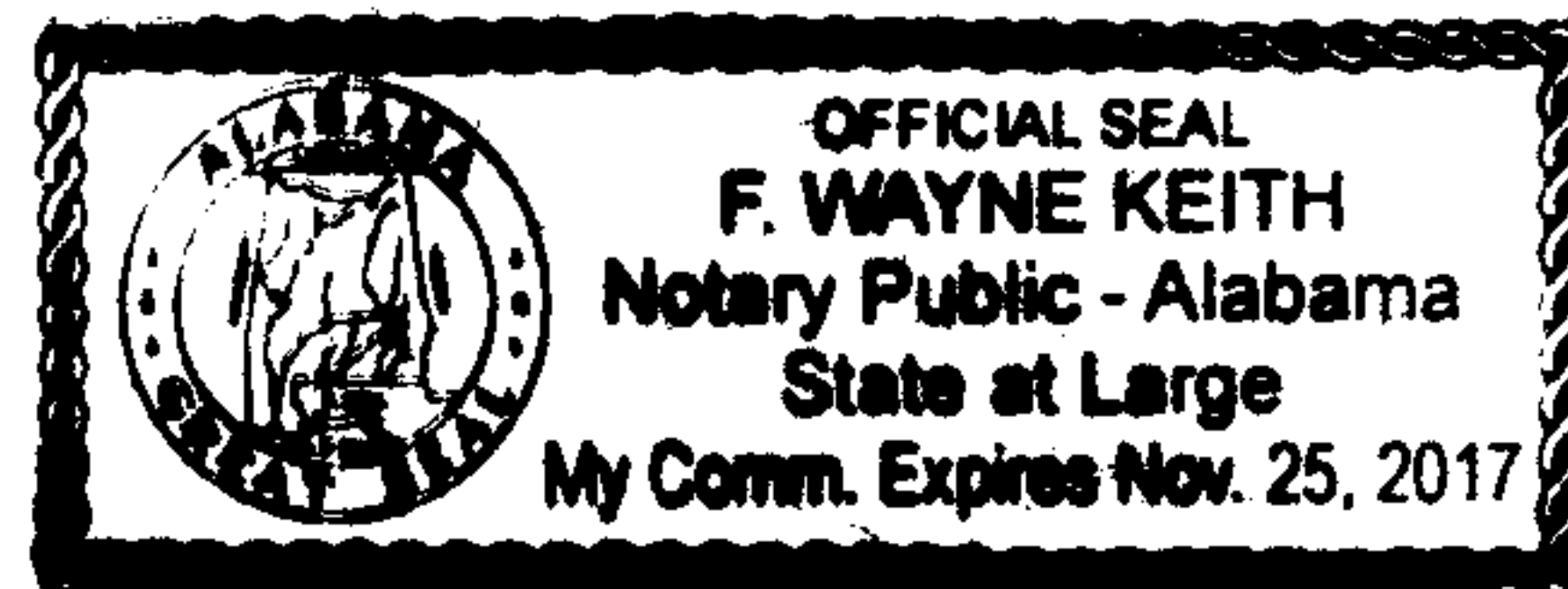
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Martin G. Malizio,, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of September, 2016.



Notary Public

SEND TAX NOTICE TO:
Gallant Lake, LLC
120 Bishop Circle
Pelham, Alabama 35124



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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

Grantors' Name: Martin G Malizio

Mailing Address : 117 Hicks Drive
Helena, AL 35080

Grantee's Name: Gallant Lake, LLC

Mailing Address: 120 Bishop Circle
Pelham, AL 35124

Property Address: See legal description on Deed

Date of Transfer: September 29, 2016

Total Purchase Price \$816,000.00

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: September 29, 2016

Sign

x


verified by closing agent
F. Wayne Keith Attorney

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