

20161007000369880 1/3 \$621.00
Shelby Cnty Judge of Probate, AL
10/07/2016 10:51:30 AM FILED/CERT

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

Shelby County, AL 10/07/2016
State of Alabama
Deed Tax: \$600.00

[Space Above This Line For Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Six Hundred and no/100's Dollars (\$600,000.00)** and other good and valuable consideration to the undersigned grantor,

Betty C. Slaughter, an unmarried woman

(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:

Lot 2, according to the Survey of Robertwood Estates, as recorded in Map Book 43, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2016 and subsequent years.**
- 2. Easement(s), building line(s) and restriction(s) as shown on recorded map.**
- 3. 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.**
- 4. Restrictions appearing of record in Inst. No. 1994-18736 and Inst. No. 2006-7016.**
- 5. Right-of-way granted to Alabama Power Company recorded in Inst. No. 2006-5092 and Inst. No. 1993-15105.**

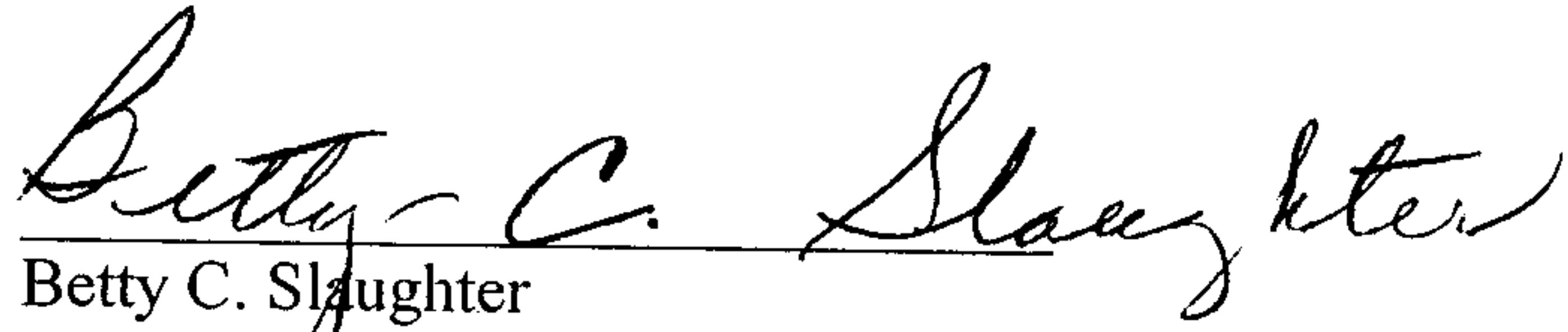
Betty C. Slaughter is one and the same person as Betty Christian Slaughter.

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

And said grantor does for herself, her heirs, successors and assigns, covenant with said grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her 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 her signature and seal this the 28th day of September, 2016.

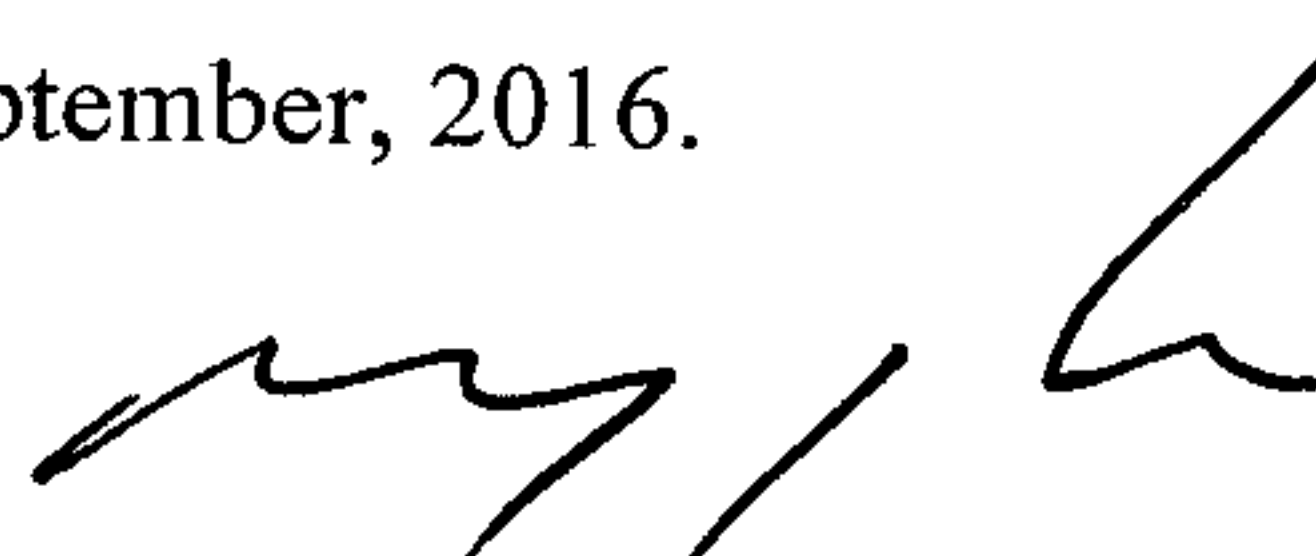
ATTEST:


Betty C. Slaughter

STATE OF ALABAMA
COUNTY OF SHELBY

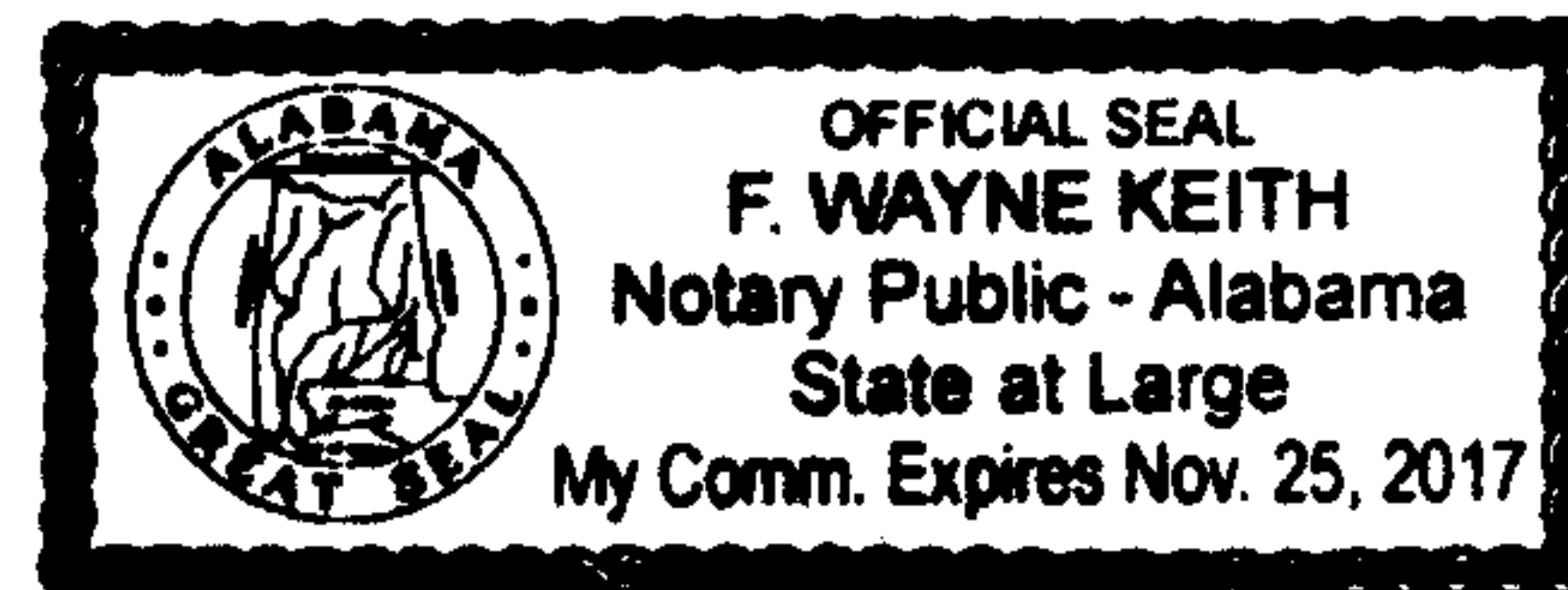
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Betty C. Slaughter,, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance, she executed the same voluntarily.


Given under my hand and seal this the 28th 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: Betty C Slaughter

Mailing Address : 2723 Cahaba Valley Road
Pelham, AL 35124

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 28, 2016

Total Purchase Price \$600,000.00

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
☒ Sales Contract
☒ Closing Statement

Appraisal
Other


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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 28, 2016

x

Sign


verified by closing agent
F. Wayne Keith Attorney

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